

Commitment Number: 12NL41690

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

Fair market value: \$184,000.00

After Recording, Return To:

Source of Title:

Dist # : 2005 0610000206320

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-5-22-0-003-037.000**

12WR3941A


QUITCLAIM DEED Record 1st

JAMES A. THACKER A UNMARRIED MAN, hereinafter grantor, of **Shelby County, AL**, for \$ LOVE AND AFFECTION in consideration paid, grants and quitclaims to **JAMES D. THACKER, A MARRIED MAN**, hereinafter grantee, whose tax mailing address is **2194 FOREST LAKES LN, STERRETT, AL 35147**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TOWIT: LOT 132 ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. Property Address is: 2194 FOREST LAKES LN., STERRETT, AL 35147.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


20121212000475130 1/4 \$205.00
Shelby Cnty Judge of Probate, AL
12/12/2012 10:16:29 AM FILED/CERT

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: D Inst #: 20050610000206320.



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12/12/2012 10:16:29 AM FILED/CERT

Shelby County, AL 12/12/2012
State of Alabama
Deed Tax: \$184.00

Executed by the undersigned on Dec. 3, 2012:

James A Thacker
JAMES A. THACKER

STATE OF Alabama
COUNTY OF JEFFERSON

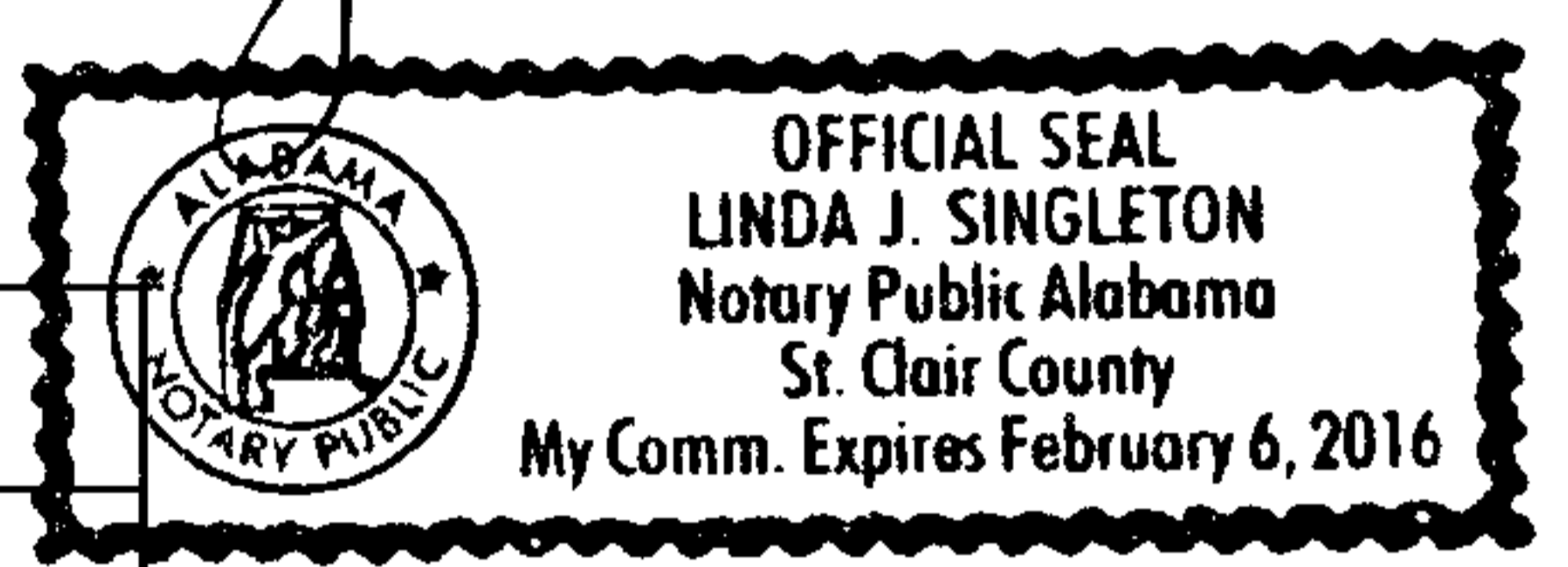
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **JAMES A. THACKER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 3 day of Dec, 2012

Linda J. Singleton
Notary Public
Linda J. Singleton

Grantee's Name and Address:

JAMES D. THACKER
2194 FOREST LAKES LN, STERRETT, AL 35147
Send tax statement to grantee



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Shelby Cnty Judge of Probate, AL
12/12/2012 10:16:29 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James A. Thacker
Mailing Address 2194 Forest Lakes LN, Sterrett AL 35147

Grantee's Name James D. Thacker
Mailing Address 2194 Forest Lakes LN, Sterrett, AL 35147

Property Address 2194 Forest Lakes LN, Sterrett, AL 35147

Date of Sale 12,03,2012
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 184,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12,04,12

Print Sami Flores

Sign Sami Flores

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Unattested verified by