

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

7742266-1

After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 57186918

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
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Shelby County, AL 03/25/2013
State of Alabama
Deed Tax: \$131.50



20130325000123440 1/6 \$158.50
Shelby Cnty Judge of Probate, AL
03/25/2013 02:20:30 PM FILED/CERT

Tax ID No.: 11 7 36 2 001 027.002

QUIT CLAIM DEED

57186918-1763024

STATE OF ALABAMA
COUNTY OF SHELBY

FMV —

THIS INDENTURE made and entered into on this 4th day of FEB., 2013, by and between ELIZABETH SESSIONS, AN UNMARRIED WOMAN, of 104 HAYESBURY LANE, PELHAM, AL 35124, AND JOHN DOYLE KEYES, JR., WHO ACQUIRED TITLE INCORRECTLY AS JOHN DOYLE KEYES, A MARRIED MAN, of 2524 CHANDABROOK CIRCLE, PELHAM, AL 35124, AND GABRIEL DENTON SESSIONS, A MARRIED PERSON, of 5218 BEACH DRIVE, UNIT A, PANAMA CITY BEACH, FL 32408, WHO ACQUIRED TITLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantor(s) and ELIZABETH SESSIONS, AN UNMARRIED WOMAN, of 104 HAYESBURY LANE, PELHAM, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 104 HAYESBURY LANE, PELHAM, AL 35124
Property Tax ID No.: 11 7 36 2 001 027.002
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 20060206000059820, Recorded: 02/06/2006

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 11 7 36 2 001 027.002


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

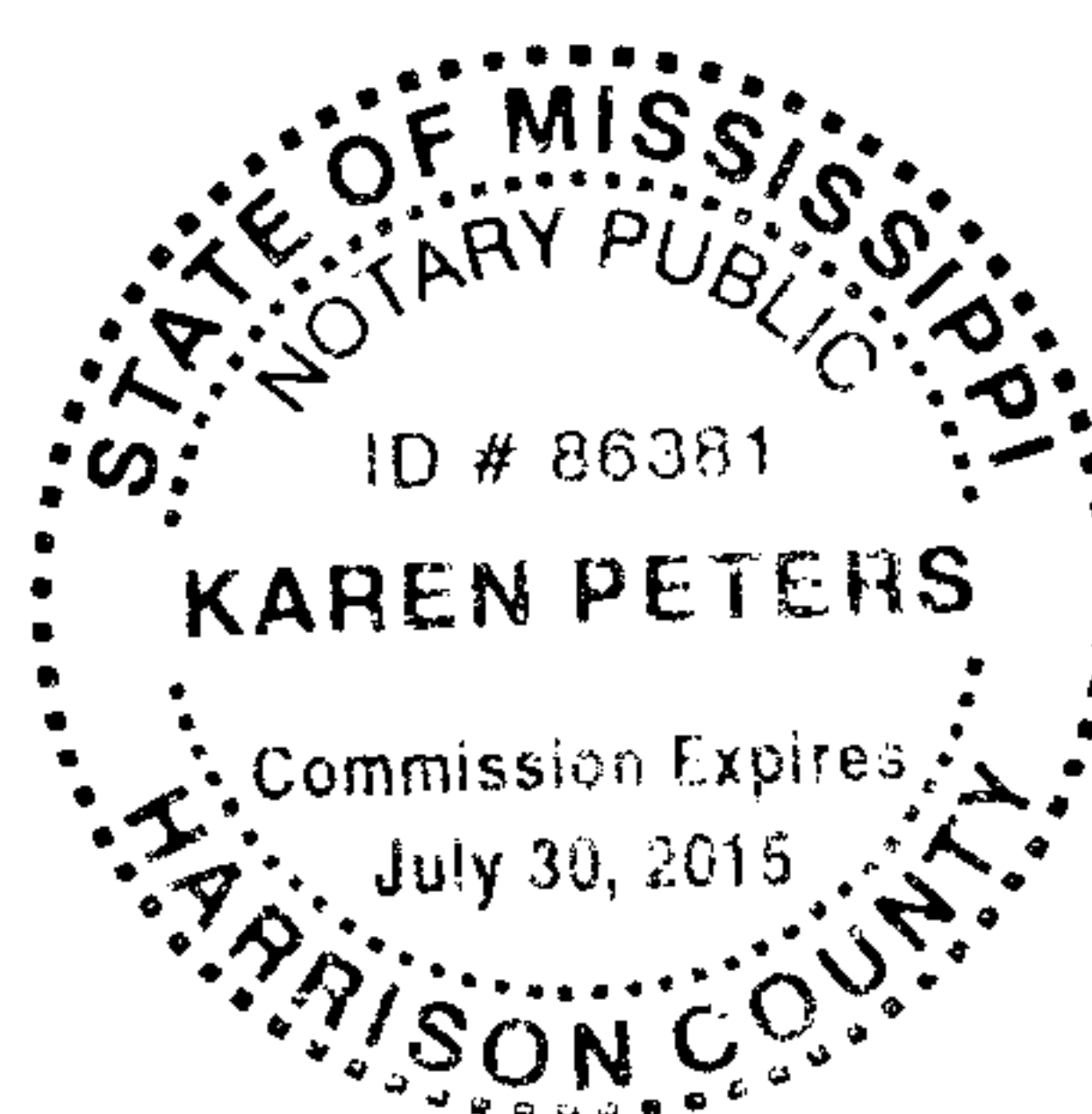

ELIZABETH SESSIONS


STATE OF MISSISSIPPI
COUNTY OF HARRISON

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Elizabeth Sessions, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of FEB, 2013.

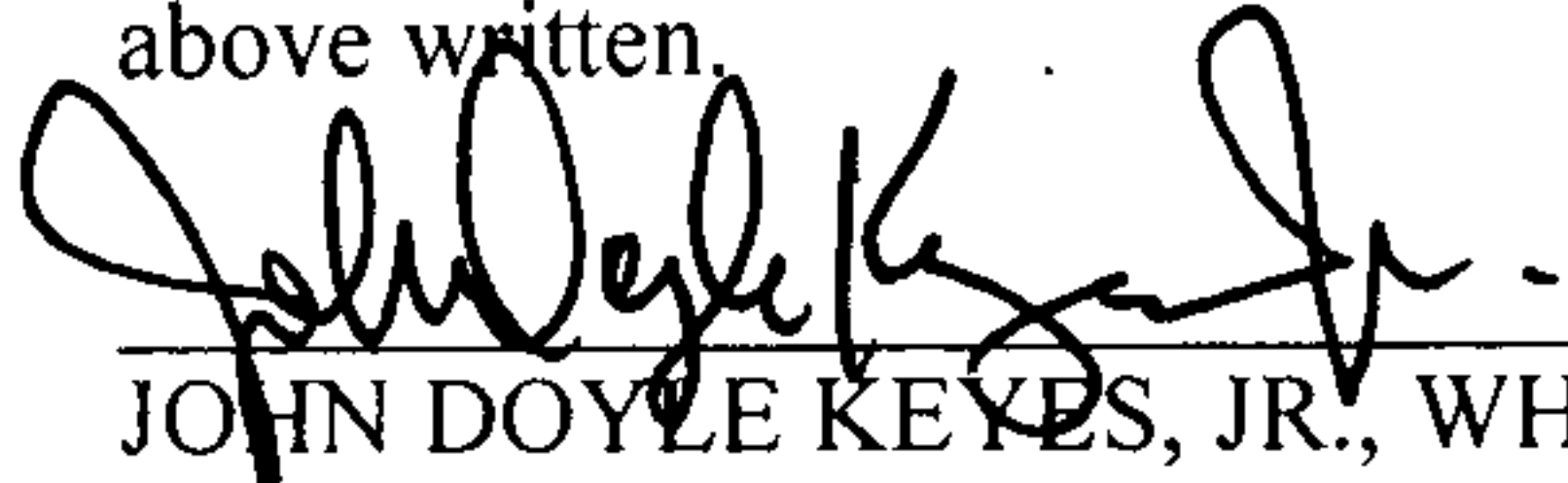

NOTARY PUBLIC
My commission expires: 7/30/15




20130325000123440 2/6 \$158.50
Shelby Cnty Judge of Probate, AL
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Assessor's parcel No. 11 7 36 2 001 027.002

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

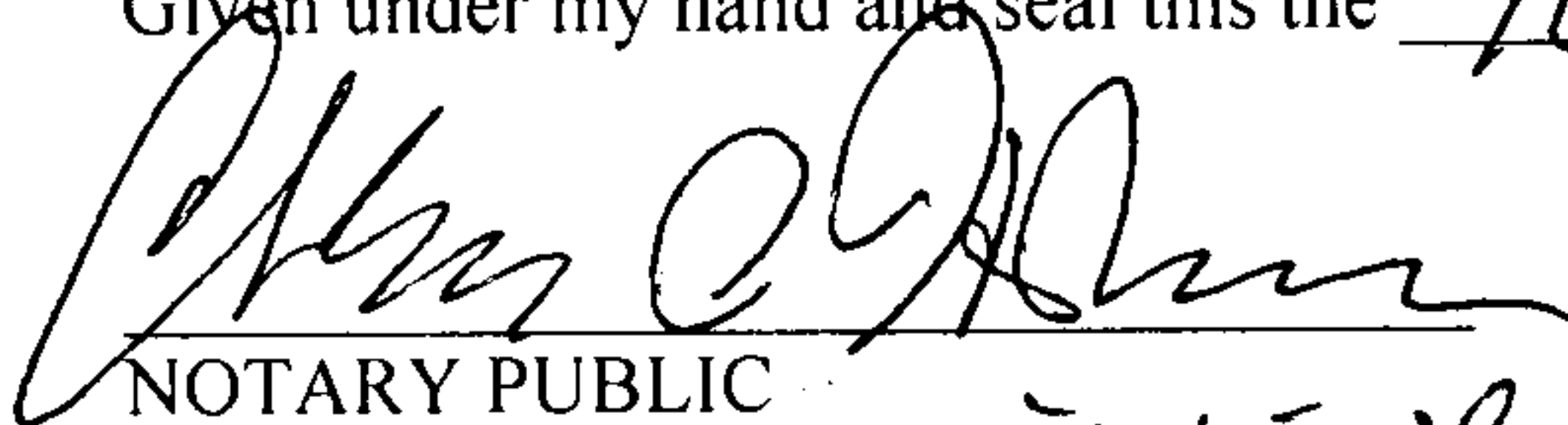


JOHN DOYLE KEYES, JR., WHO
ACQUIRED TITLE INCORRECTLY AS
JOHN DOYLE KEYES

STATE OF Alabama
COUNTY OF Shelby

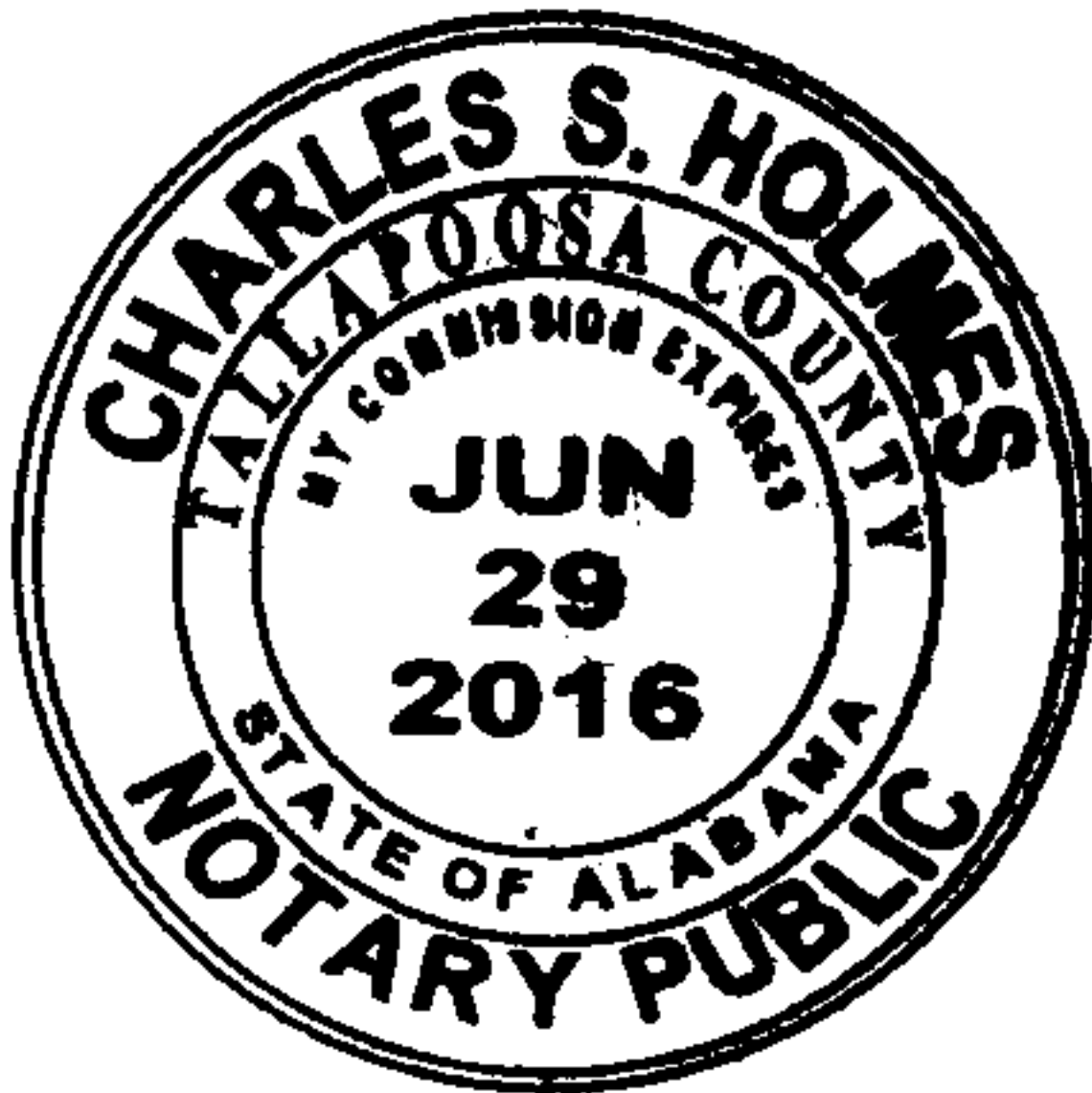
I, the undersigned, a Notary Public in and for said county and state, hereby certify that
JOHN DOYLE KEYES JR, whose name(s) is/are signed to the foregoing conveyance, who is known to
me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they
executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 16 day of January, 2013



NOTARY PUBLIC

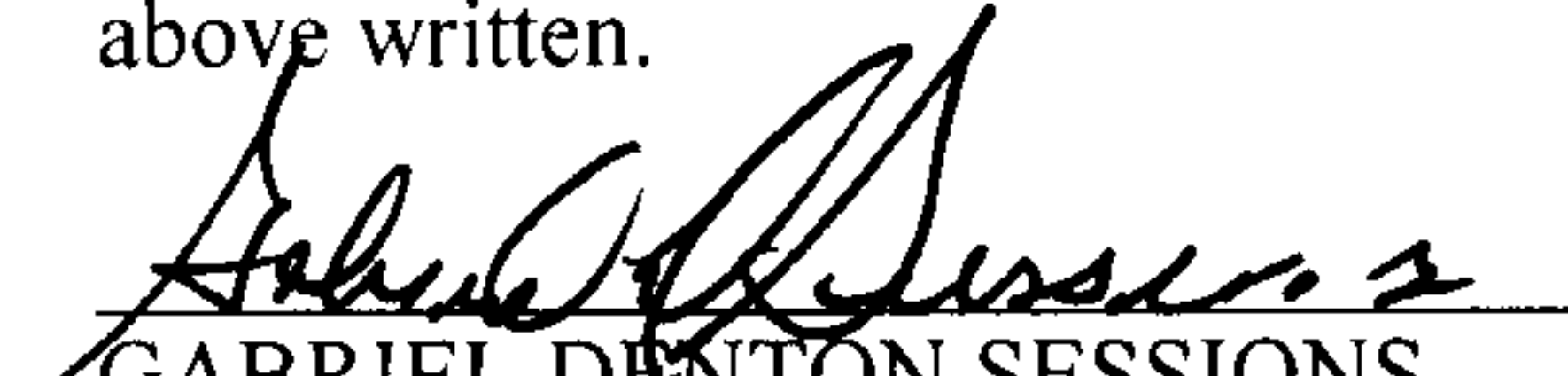
My commission expires: JUNE 29 2016




20130325000123440 3/6 \$158.50
Shelby Cnty Judge of Probate, AL
03/25/2013 02:20:30 PM FILED/CERT

Assessor's parcel No. 11 7 36 2 001 027.002


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

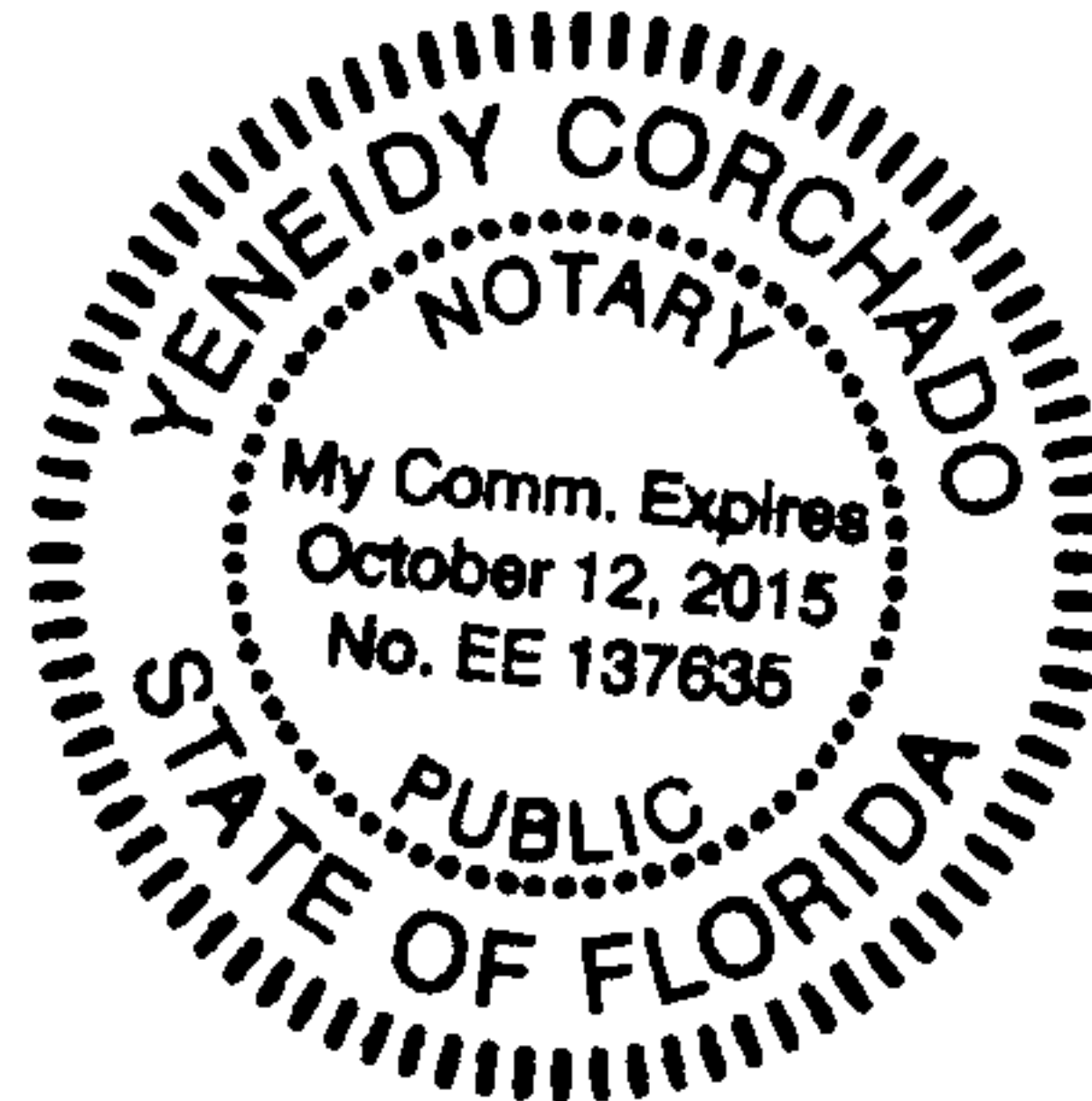

GABRIEL DENTON SESSIONS

STATE OF Florida
COUNTY OF Bay

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Gabriel Denton Sessions, whose name(s) is/~~are~~ signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, ~~she/he/they~~ executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17 day of January, 2013.


NOTARY PUBLIC
My commission expires: 10/12/2015



20130325000123440 4/6 \$158.50
Shelby Cnty Judge of Probate, AL
03/25/2013 02:20:30 PM FILED/CERT

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 11 7 36 2 001 027.002

Land Situated in the City of Pelham in the County of Shelby in the State of AL

The following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 68, according to the Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, page 104, in the Probate Office of Shelby County, Alabama.

Commonly known as: 104 HAYESBURY LN , PELHAM, AL 35124



U03546451

1371 2/19/2013 78432266/1



20130325000123440 5/6 \$158.50
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Real Estate Sales Validation Form

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

Grantor's Name Elizabeth Sessions, John Doyle
Keyes, Jr. and Gabriel Denton Sessions

Grantee's Name Elizabeth Sessions

Mailing Address 104 Hayesbury Lane
Pelham, Alabama 32408

Mailing Address 104 Hayesbury Lane
Pelham, Alabama 32408

Property Address 104 Hayesbury Lane
Pelham, Alabama 32408

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$131,100.00



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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

☒ Appraisal

☐ Sales Contract

☐ Closing Statement

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 2/26/2013

Print LaShannon Glenn

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one