Kamela. : Ryon Leaned) 1425 Queen Ann Cicle) Alaboaster, Alasoon) Shelby Cnty Judge of Probate, AL 08/14/2013 01:54:45 PM FILED/CERT The document prepared by Angelina M. Whittington, Esq. FL, AL, & MO Barred 235 W. Brandon Blvd, #191 Space above this line for recorder's use only Brandon, FL 33511 866-755-6300) Mail Tax Forms To: STATE OF ALABAMA Pamela Leonard Ryan Leonard SHELBY COUNTY 1425 Queen Ann Circle Alabaster, AL 35007 Tax ID: 13-7-26-3-001-092.000 FIRST AMERICAN TITLE **OUITCLAIM DEED** 

(the purpose of this deed is to update marital status, name and to add spouse to title)

(WITH SURVIVORSHIP)

LOT 3, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL MATTERS OF RECORD.

WHEN RECORDED, RETURN TO: FIRST AMERICAN MORTGAGE SERVICES 1100 SUPERIOR AVENUE, SUITE 200 CLEVELAND, OHIO 44114 NATIONAL RECORDING

ORDER# 2

47298958 AL
FIRST AMERICAN ELS
QUIT CLAIM DEED

Page 1 of 2

BEING THE SAME PROPERTY CONVEYED TO PAMELA K. SMITHERMAN, AN UNMARRIED PERSON FROM JEFFERY M. HAIN AND KELLY M. HAIN, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 19, 2004 AS INSTRUMENT NUMBER 20041019000576650, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 1425 Queen Ann Circle, Alabaster, Alabama 35007 The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand this \_\_\_\_\_ day of \

**GRANTORS:** 

{signatures in black ink only}

PAMÉLA LEONARD

formerly known as Pamela K. Smitherman

COUNTY OF Shelby STATE OF ALABAMA

19754 J CottREXI the undersigned, a Notary Public hereby certify that PAMELA LEONARD formerly known as Pamela K. Smitherman, and RYAN LEONARD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 2 day of 1/4

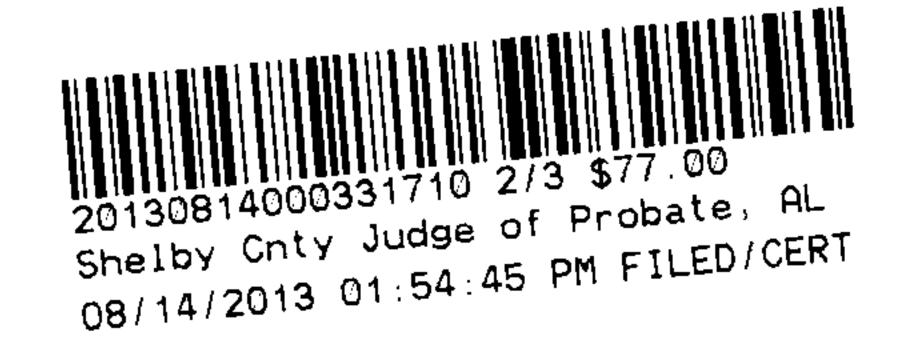
RYAN LEONARD

My Commission Expires: My Commission Expires February 12, 2016

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

Page 2 of 2



## Real Estate Sales Validation Form

This Grantor's Name	Document must be filed in acco Pamela Leonard fka Pamela K. Smith	rdance with Code of Alabama 19 erman Grantee's Name	75, Section 40-22-1 Pamela Leonard and Ryan Leonard
Mailing Address	1425 Queen Ann Circle		1425 Queen Ann Circle
	Alabaster, AL 35007		Alabaster, AL 35007
		•	
Property Address	1425 Queen Ann Circle	Date of Sale	N/A
	Alabaster, AL 35007	Total Purchase Price	
		Of	<b>▲</b>
	<del></del>	Actual Value	*
		Assessor's Market Value	\$ 1/3,800.
The purchase price evidence: (check of Bill of Sale Sales Contraction Closing States	ne) (Recordation of docum	this form can be verified in the entary evidence is not require Appraisal  Other Adding spouse to title	501
	document presented for reco this form is not required.	rdation contains all of the rec	uired information referenced
		Instructions	
	d mailing address - provide t ir current mailing address.	he name of the person or per	sons conveying interest
Grantee's name and to property is being	·	the name of the person or be	750ns to 1
Property address -	the physical address of the	property being conveyed, 2013	10814000331710 3/3 \$77.00 by Cnty Judge of Probate, AL
Date of Sale - the o	tate on which interest to the	08/°	by Cnty Judge 5, 1, 1, 2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
•	e - the total amount paid for the instrument offered for re	the purchase of the property cord.	both real and personal,
conveyed by the ins		This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of val	se valuation, of the property		·
accurate. I further u		tements claimed on this form	d in this document is true and may result in the imposition
Date $7/22/3$		Print Chris Strieter Progressive	Land Title Agency, LLC
Unattested		Sign Mus Stru	tt
	(verified by)		Owner/Agent) circle one
			Form RT-1