

20140625000191780
06/25/2014 08:46:30 AM
QCDEED 1/3

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P.O. Box 1516
Ocean Springs, MS 39566
228-327-1424

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

FMV: \$131,400.00

KNOW ALL MEN BY THESE PRESENTS:

48190311

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, RUSSELL LAMONT JONES AND LEARA SHENITA KYNARD-JONES, HUSBAND AND WIFE, (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto RUSSELL LAMONT JONES AND LEARA SHENITA KYNARD, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (herein referred to as grantee, whether one or more) the following described real estate:

Real property in the City of CALERA, County of SHELBY, State of Alabama, described as follows:

LOT 205 ACCORDING TO THE SURVEY OF CAMDEN COVE 3RD SECTOR PHASE 2 AS RECORDED IN MAP BOOK 35 PAGE 15 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Being all of that certain property conveyed to RUSSELL LAMONT JONES from PRUDENTIALRELOCATION, INC., by deed dated May 30, 2007 and recorded August 20, 2007 in Deed Instrument No. 20070820000390910 of official records.

Mail Tax Statements To: Russell Lamont 165 Addison Dr., Calera, AL 35040
Commonly known as: 165 ADDISON DR, CALERA, AL 35040
APN #: 28-4-17-1-003-062-000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th
day of January, 2014.

20140625000191780 06/25/2014 08:46:30 AM
QCDEED 2/3

Russell Lamont Jones
RUSSELL LAMONT JONES

Leara Shanita Kynard
LEARA SHENITA KYNARD
JONES Shanita Kynard 2 Sh
Bgt. as

STATE OF ALABAMA

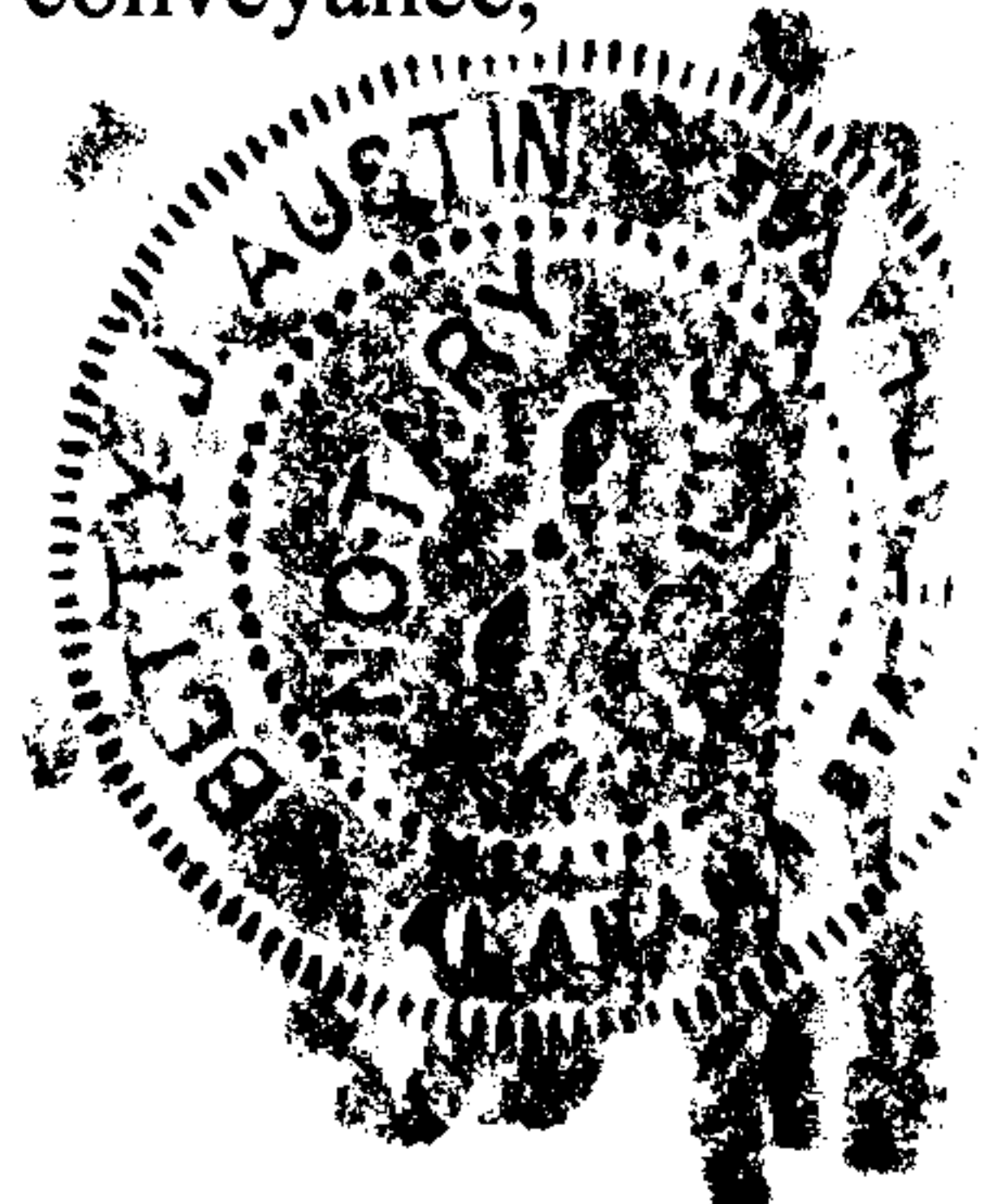
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
Russell Lamont Jones whose name is signed to the foregoing conveyance, and who is known to
me, acknowledged before me on this day 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 this the 24th day of January, 2014

Betty J. Austin
Betty J. Austin
Print Name:

Commission Expires: 7-25-2015



STATE OF ALABAMA

COUNTY OF Shelby

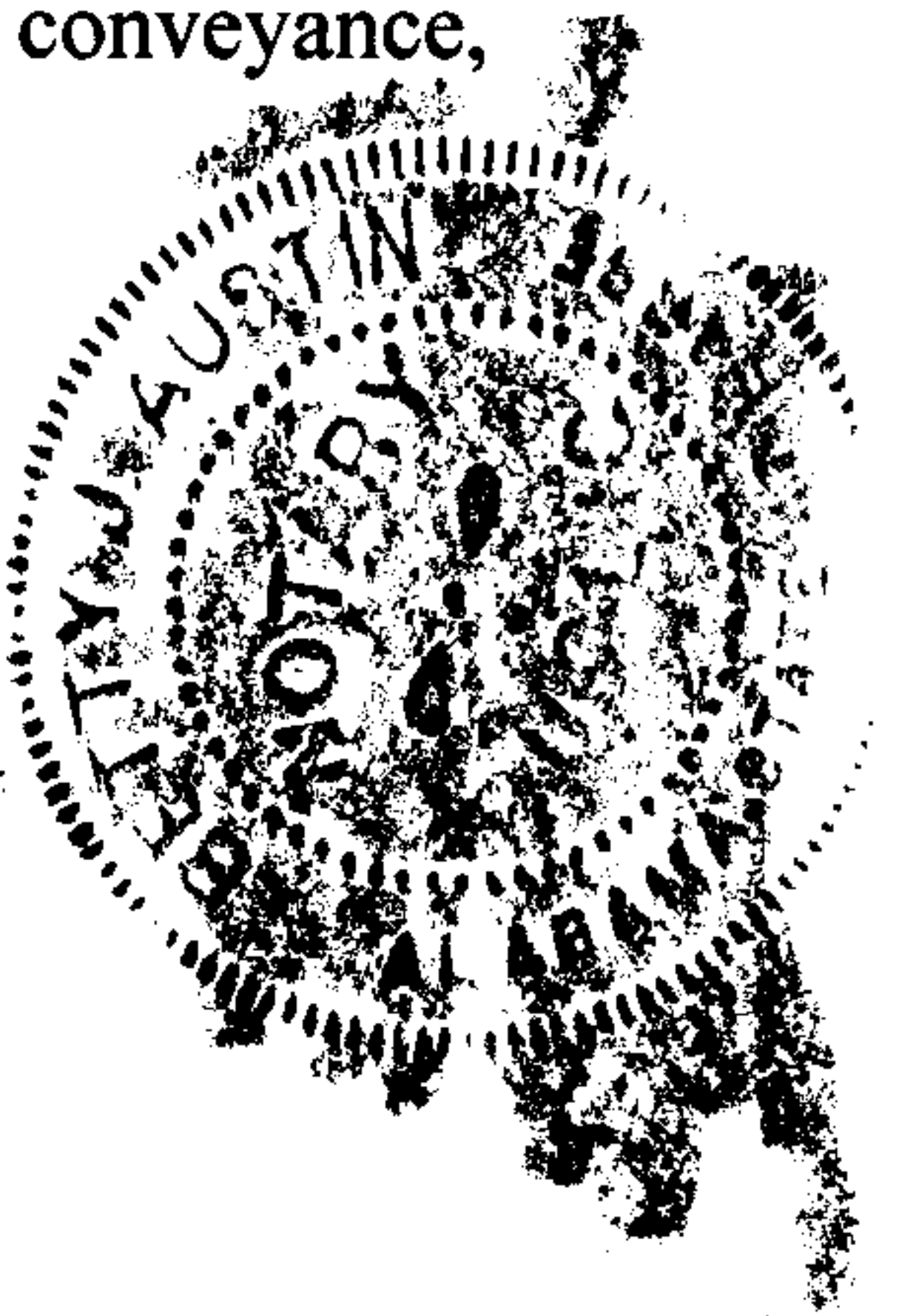
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Leara
Shanita Kynard whose name is signed to the foregoing conveyance, and who is known to
me, acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she executed the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

Given under my hand this the 24th day of January, 2014

Betty J. Austin

Print Name: Betty J. Austin

Commission Expires: 7-25-2015



JONES
48190311
FIRST AMERICAN ELS
QUIT CLAIM DEED

AL

2

Real Estate Sales Validation Form

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

Grantor's Name Russell Lamont Jones +
Mailing Address Leura Shenita Lynard Jones
165 Addison DR.
Calera AL 35040

Grantee's Name Russell Lamont Jones +
Mailing Address Leura Shenita Lynard
165 Addison DR.
Calera AL 35040

Property Address 165 Addison DR.
Calera AL 35040

Date of Sale 1-24-14

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 131,400

20140625000191780 06/25/2014

08:46:30 AM QCDEED 3/3

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 Quit Claim Deed

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 3-4-14

Print Cynette Vrethel

Sign Cynette Vrethel

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/25/2014 08:46:30 AM
\$151.50 CHERRY
20140625000191780