

20150108000009040
01/08/2015 03:56:46 PM
QCDEED 1/4

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY
AL161612
Return To & Mail Tax Statements To:
DANIELLE CHANCE
129 WATERFORD LAKE DRIVE
CALERA, AL 35040

Property Tax ID#: 22-7-35-3-002-007.000

QUIT CLAIM DEED

Source of Title Deed Instrument 20060822000135950

Know all men by these presents, DANIELLE CHANCE FKA DANIELLE WILLIAMS, a married woman, joined by her spouse, MICHAEL CHANCE, whose address is 129 WATERFORD LAKE DRIVE, CALERA, AL 35040, (hereinafter called Grantor) that for and in consideration of the sum of 2500 Dollars (\$ 0) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to DANIELLE CHANCE, a married woman, whose post office address is 129 WATERFORD LAKE DRIVE, CALERA, AL 35040, (hereinafter called Grantee) all my right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 129 WATERFORD LAKE DRIVE, CALERA, AL 35040

To have and to hold to said GRANTEE forever.

Given under my hand this 30 day of October, 2014.

Danielle Chance
DANIELLE CHANCE

Michael Chance
MICHAEL CHANCE

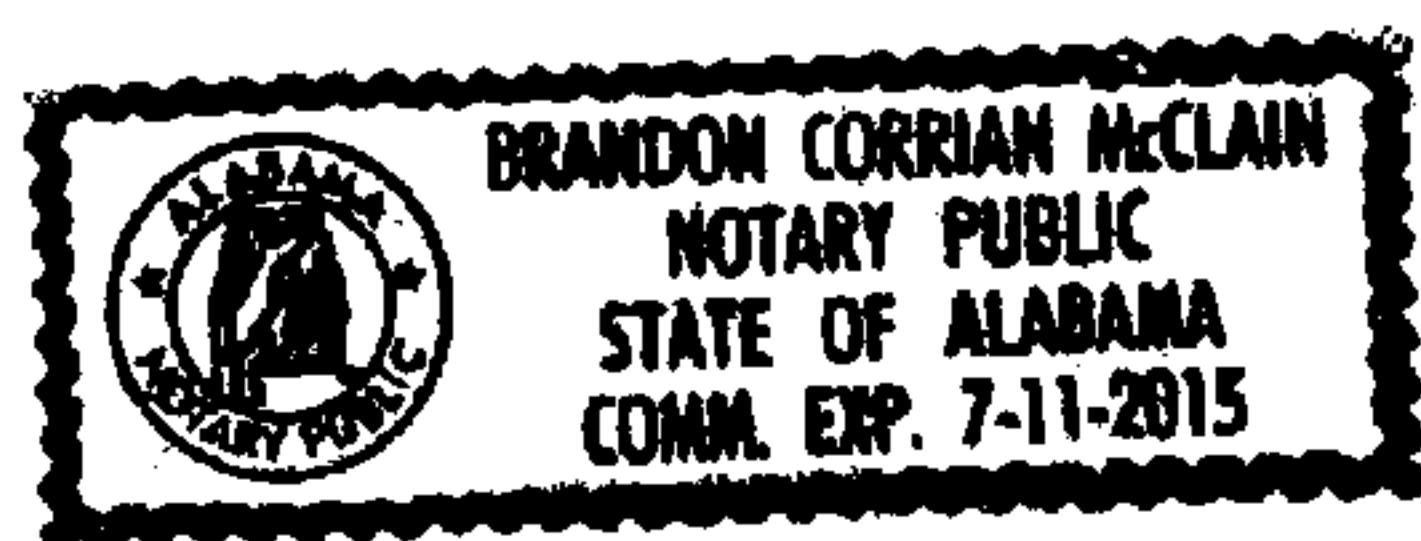
FKA

Danielle Williams
FKA DANIELLE WILLIAMS

STATE OF AL }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIELLE CHANCE FKA DANIELLE WILLIAMS AND MICHAEL CHANCE, 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 and executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 30th day of Oct, 2014



Brandon Corrian McClain
NOTARY PUBLIC
My Commission Expires 7-11-15

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger Law
c/o William E. Curphey, P.C.
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

Real Estate Sales Validation Form

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

Grantor's Name	Danielle Chance FKA Danielle Williams	Grantee's Name	Danielle Chance, a married woman
Mailing Address	joined by husband, Michael Chance	Mailing Address	
	129 Waterford Lake Drive		129 Waterford Lake Drive
	Calera, AL 35040		Calera, AL 35040
Property Address	129 Waterford Lake Drive	Date of Sale	
	Calera, AL 35040	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	102000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Assessor - Name change only
<input type="checkbox"/> 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	10/30/14	Print	Danielle Chance
Unattested		Sign	Danielle Chance
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

EXHIBIT "A"

LOT 842, ACCORDING TO THE SURVEY OF WATERFORD TOWNHOMES, SECTOR 1,
PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 137, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

COMMONLY KNOWN AS 129 WATERFORD LAKE DRIVE, CALERA, AL 35040

PARCEL ID NO. 22-7-35-3-002-007.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2015 03:56:46 PM
\$24.00 CHERRY
20150108000009040

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.