

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


Send tax notice to:

Grantee(s)

*WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING*

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

 KRAWCZYK
49762984

AL

FIRST AMERICAN ELS
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:



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, CHRISTINA M. KRAWCZYK, a married woman, and her spouse, CALVIN B. KRAWCZYK (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto CHRISTINA M. KRAWCZYK and CALVIN B. KRAWCZYK, Wife and Husband, 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 BIRMINGHAM, County of SHELBY, State of Alabama, described as follows:

LOT 29, ACCORDING TO THE SURVEY OF FINAL RECORD PLAT OF GREYSTONE FARMS TERRACE HILLS SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to CHRISTINA M. KRAWCZYK, A MARRIED WOMAN from ANNE T. LANZ, AN UNMARRIED WOMAN, by deed dated 06/27/2003 and recorded 07/07/2003 IN INSTRUMENT NO. 20030707000422270 of official records.

Commonly known as: 6101 Terrace Hills Dr., Birmingham, AL 35242
APN #: 03 8 34 0 013 029.000

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30 day of APRIL, 2015.

Christina M. Krawczyk
CHRISTINA M. KRAWCZYK

Calvin B. Krawczyk
CALVIN B. KRAWCZYK

Grantor/Grantee Address:
6101 Terrace Hills Drive
Birmingham, AL 35242

STATE OF ALABAMA

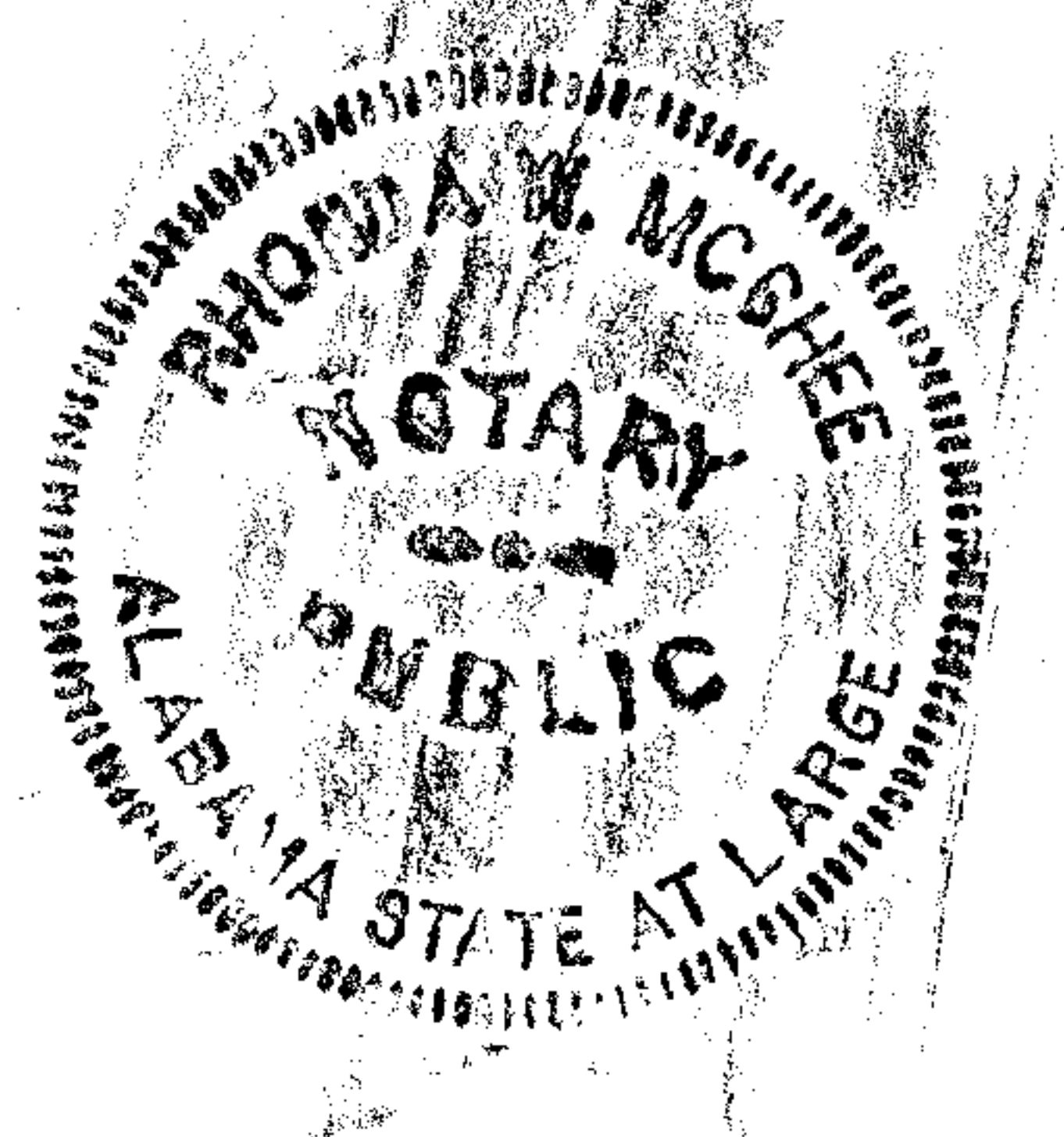
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHRISTINA M. KRAWCZYK, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of April, 2015.

Rhonda W. McChes
Print Name: *Rhonda W. McChes*

Commission Expires: 7-10-16



STATE OF ALABAMA

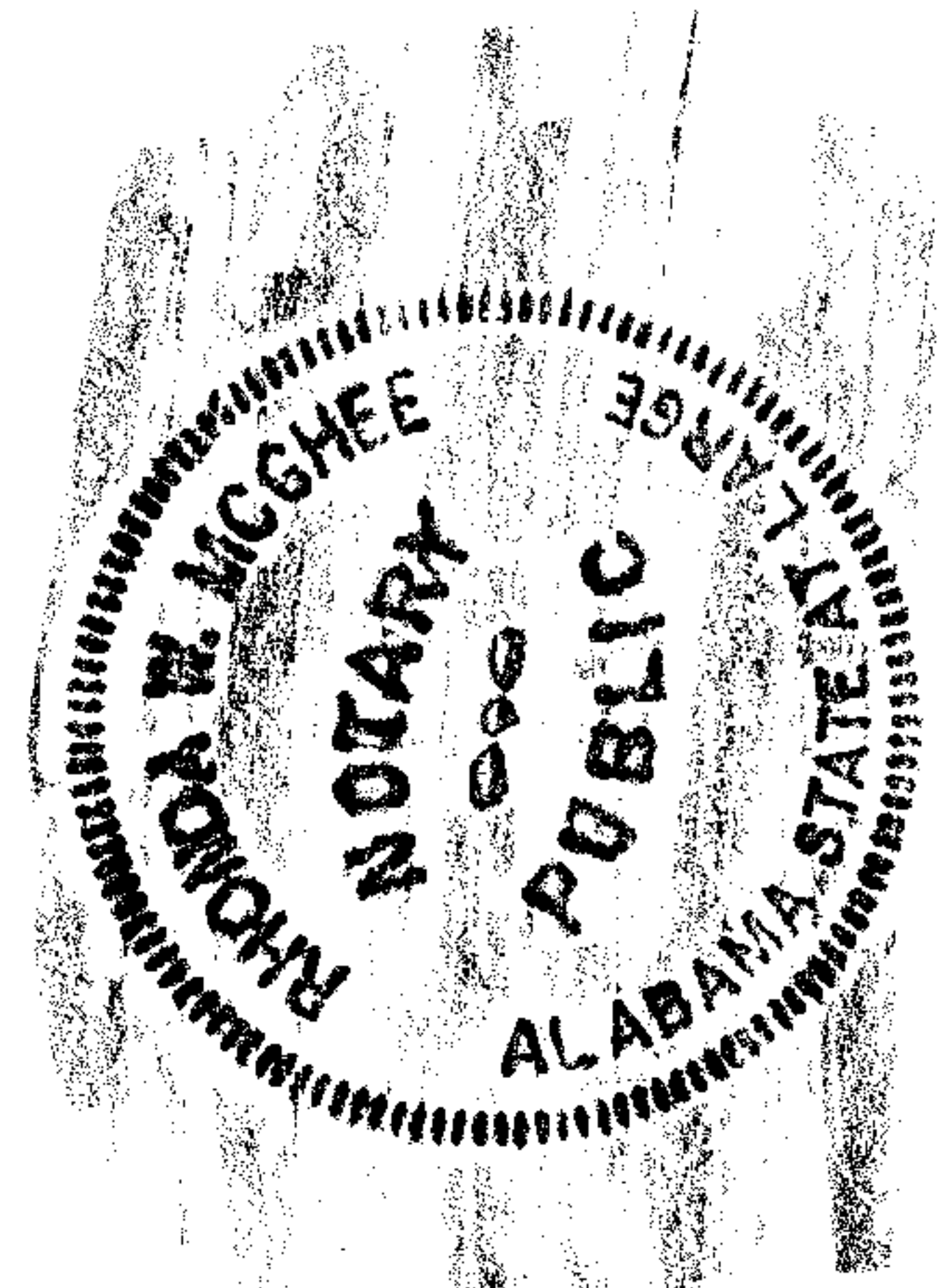
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CALVIN B. KRAWCZYK, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of April, 2015.

Rhonda W. McGhee
Print Name: Rhonda W. McGhee

Commission Expires: 7-10-16



Real Estate Sales Validation Form

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

Grantor's Name CHRISTINA M. KRAWCZYK
Mailing Address 6101 TERRACE HILLS DR
BIRMINGHAM AL
35242

Grantee's Name CALVIN B KRAWCZYK
Mailing Address 6101 TERRACE HILLS DRIVE
BIRMINGHAM AL 35242

Property Address 6101 TERRACE HILLS DR
BIRMINGHAM AL
35242

Date of Sale 4/30/15
Total Purchase Price \$ 122,298.02
or
Actual Value \$ 210,000.00
or
Assessor's Market Value \$ 210,000.00

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 4/30/15

Print CHRISTINA M. KRAWCZYK

Sign Christina M. Krawczyk

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk

Shelby County, AL
05/20/2015 08:13:07 AM

\$145.50 DEBBIE
20150520000166690