

This instrument prepared by:
Thomas Granville McCroskey, Esq., 1302 Boyd Avenue, Maryville TN 37803, (865) 441-8301.
Member of the Alabama Bar and licensed to practice law in Alabama.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

17-534410 10/2 28-3-06-0-004-020.000

QUITCLAIM DEED

Deed Tax Value \$ 64,950.00

JENNIFER M. RUSSELL, who took title as unmarried, now known as JENNIFER CONNOR, married, whose mailing address is 216 Stonecreek Place, Calera, Alabama, 35040, hereinafter grantor, for **\$0.00 (ZERO DOLLARS)** in consideration paid, quitclaims to JESSE CONNOR and JENNIFER CONNOR, husband and wife, as joint tenants with all rights of survivorship, hereinafter grantee, whose tax mailing address is 216 Stonecreek Place, Calera, Alabama, 35040, the following real property:

LEGAL DESCRIPTION:

Lot 29, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

TITLE DERIVATION: See Deed of record at Instrument 20060509000217170, Probate records for Shelby County, Alabama.

Property Address is: 216 Stonecreek Place, Calera, Alabama, 35040

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 9-22, 2015:

Jennifer M Russell n/k/a Jennifer Connor
JENNIFER M. RUSSELL, n/k/a JENNIFER CONNOR

I HORACE D. PETERS JR, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that JENNIFER M. RUSSELL, n/k/a JENNIFER CONNOR, who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily, as on the day the same bears date.

Given under my hand an official seal this 22nd day of SEPT, 2015.

Horace D. Peters, Jr.
Notary Public Horace D. Peters, Jr.

Exp. 8-3-2019





Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/07/2015 10:37:30 AM
 \$85.00 CHERRY
 20151007000351890

Real Estate Sales Validation Form

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

Grantor's Name
 Mailing Address

Jennifer M. Russell
216 Stonecreek Pl.
Calera, AL 35040

Grantee's Name
 Mailing Address

Jesse Connor
Jennifer Connor
216 Stonecreek Pl.
Calera, AL 35040

Property Address

216 Stonecreek Pl.
Calera, AL 35040

Date of Sale

N/A

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

129,900

1/2 Value \$64,950

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

Assessed Value

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

9/22/15

Print

Jesse Connor Jennifer Connor

Sign

Jesse Connor Jennifer Connor
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1