

20160119000019570
01/19/2016 03:49:41 PM
QCDEED 1/4

Return to after recordation:

NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108

STATE OF ALABAMA
COUNTY OF SHELBY

1-14535

QUITCLAIM DEED

MARY E. ESSIEN, single, and FRANK M. FACOR, single, whose mailing address is 209 Legacy Parc Circle, Pelham, AL 35124, hereinafter referred to as "Grantor" and

MARY E. ESSIEN, single, and MARTHA QUAISON, single, as joint tenants with rights of survivorship, whose mailing address is 209 Legacy Parc Circle, Pelham, AL 35124, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 6, according to the Survey of Legacy Parc, as recorded in Map Book 27, Page 9, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed to Mary E. Essien and Frank M. Facor, as joint tenants with right of survivorship by fee simple deed from Morequity, Inc., a Corporation, by Nationstar Mortgage, as Attorney in Fact as set forth in Inst. # 20130906000363860, dated 06/11/2013 and recorded 09/06/2013, in the Office of the Judge of Probate for Shelby County, State of Alabama.

Further being conveyed by Corrective Special Warranty Deed recorded on 10/29/2013 in Inst. # 20131029000427710 in the Office of the Judge of Probate for Shelby County, State of Alabama, to correct grantor for the conveyance of this property which was previously incorrect.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 18 day of December, 2015.

Mary E. Essien
MARY E. ESSIEN

Frank M. Facor
FRANK M. FACOR

STATE OF ALABAMA
COUNTY OF SHELBY

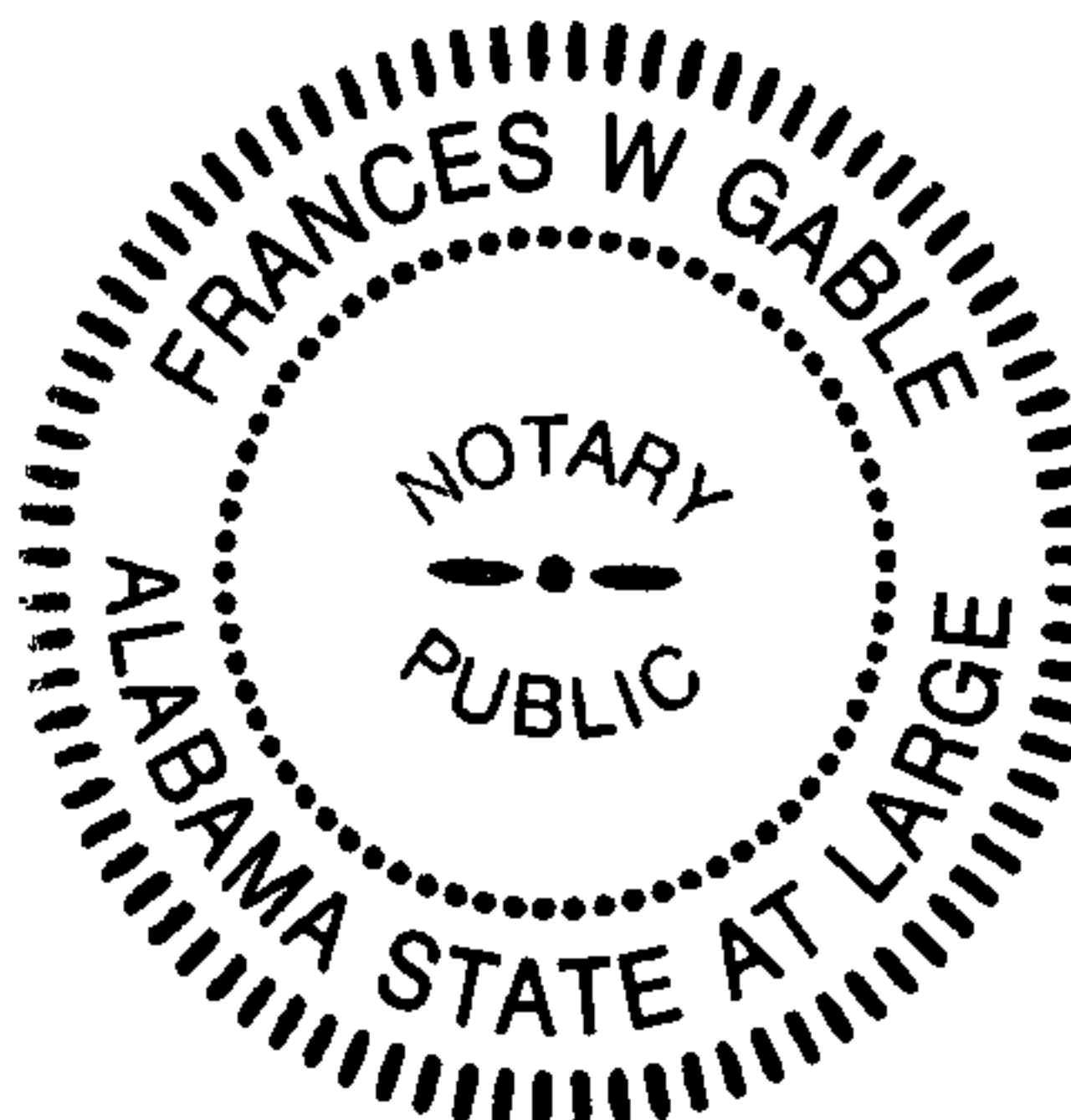
I, the undersigned Notary Public in and for said County and State, hereby certify that MARY E. ESSIEN, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18th day of December, 2015.

Frances W. Gable
Notary Public

Frances W. Gable
Print Name

My Commission expires: April 29, 2019



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that FRANK M. FACOR, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18th day of December, 20 15.

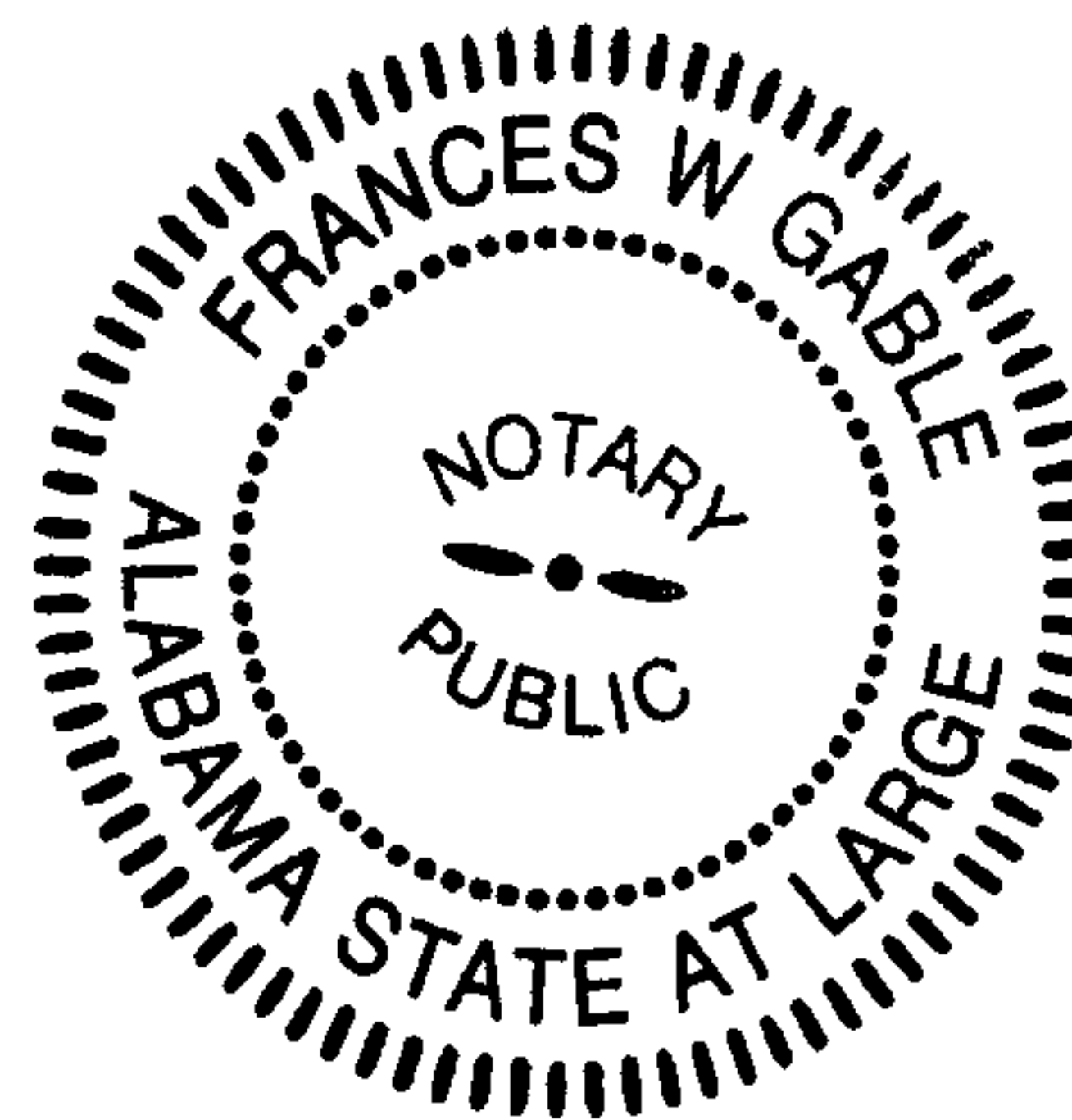
Frances W. Gable

Notary Public

Frances W. Gable

Print Name

My Commission expires: April 29, 2019



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

Mary E. Essien and Frank M. Facor
209 Legacy Parc Circle, Pelham, AL 35124

Grantee's address:

Mary E. Essien and Martha Quaison
209 Legacy Parc Circle, Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Mary E Essien and
Mailing Address Frank M Fecor
209 Legacy Parc Circle
Pelham, AL 35124

Grantee's Name Mary E Essien and
Mailing Address Martha Quasion
209 Legacy Parc Circle
Pelham, AL 35124

Property Address 209 Legacy Parc Cir.
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 246,355.00 / 1/2
\$123,177.50

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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 Quitclaim 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 December 18, 2015

Print Mary E. Essien

☐ Unattested

Sign Mary E. Essien

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2016 03:49:41 PM
S146.50 CHERRY
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[Signature]

Form RT-1