


20160126000026560
01/26/2016 03:14:27 PM
DEEDS 1/3

This instrument was prepared by:
Lauren Sonnier, AL Court ID: DUV002
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:
Freedom Mortgage Corporation
907 Pleasant Valley Avenue, #3
Mount Laurel, NJ 08054

Return to:
First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 200,
Cleveland, OH 44114

 SCARBROUGH
50845538

FIRST AMERICAN ELS
QUIT CLAIM DEED

AL



3

QUITCLAIM DEED TO PERFECT TITLE

STATE OF ALABAMA
COUNTY OF SHELBY

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, MERILYN J. SCARBROUGH, an unmarried woman who acquired title as MERILYN W. SCARBROUGH (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto MERILYN J. SCARBROUGH, an unmarried woman (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 27, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3,
AS RECORDED IN MAP BOOK 25, PAGE 65, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to MERILYN W. SCARBROUGH
from LESLIE A. CROLEY, A SINGLE INDIVIDUAL, by deed dated
08/27/2003 and recorded 09/02/2003 IN INSTRUMENT NO.
20030902000578740 of official records.

Commonly known as: 154 Sunset Lane, Calera, AL 35040
APN #: 22 8 33 0 002 053.000
Source of Title: INSTRUMENT NO. 20030902000578740
Fair Market Value: \$139,200.00

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
6th day of November, 2015.

Merilyn J. Scarbrough
a/k/a Merilyn W. Scarbrough
MERILYN J. SCARBROUGH a/k/a
MERILYN W. SCARBROUGH

Grantor/Grantee Address: 154 Sunset Lane, Calera, AL 35040

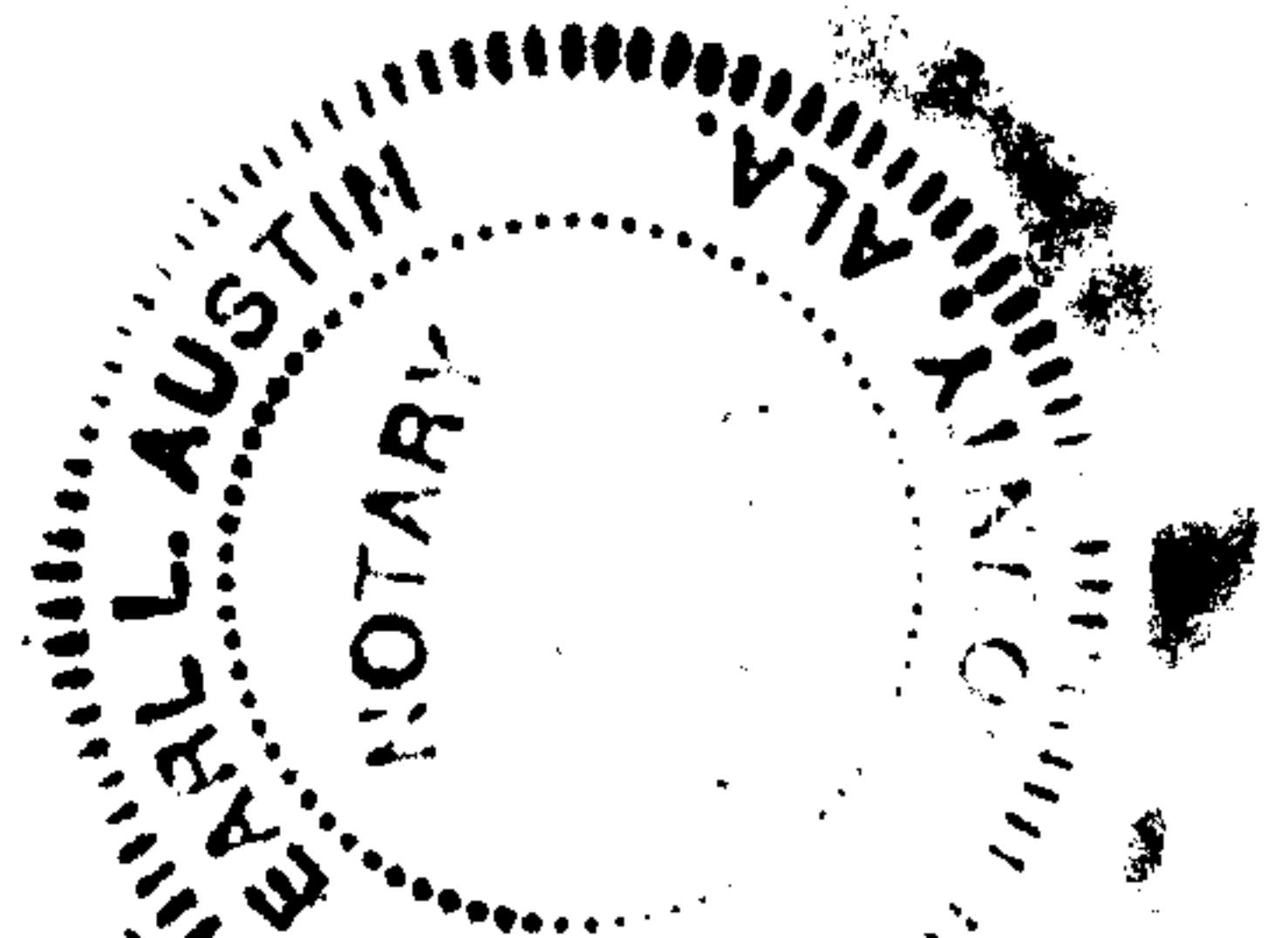
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify
that MERILYN J. SCARBROUGH a/k/a MERILYN W. SCARBROUGH, 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 6th day of NOVEMBER, 2015.

Earl L. Austin
Print Name: EARL L. AUSTIN

Commission Expires: 3/1/17



Real Estate Sales Validation Form

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

Grantor's Name Marilyn J. Scarbrough
Mailing Address 154 Sunset Lane
Calera, AL 35040

Grantee's Name Marilyn J. Scarbrough
Mailing Address 154 Sunset Lane
Calera, AL 35040

Property Address _____
20160126000026560
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DEEDS 3/3

Date of Sale 11-6-2015
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 139,200.00

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 Assessor's Website

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 1-25-2016

Print Rob Toffre

Unattested

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/26/2016 03:14:27 PM
\$21.00 CHERRY
20160126000026560

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

