

20160805000279720
08/05/2016 04:02:56 PM
QCDEED 1/3

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

10-1-02-0-012-010-000

2301-239421

QUITCLAIM DEED

1 of 3

BARBARA E. BURNS and husband, EDWARD E. BURNS, a/k/a EDWARD B. BURNS, whose mailing address is 1126 Inverness Cove Way, Hoover, Alabama 35252, hereinafter grantor, for \$0.00 (ZERO DOLLARS) in consideration paid, quitclaims to BARBARA E. BURNS and EDWARD B. BURNS, husband and wife as joint tenants and upon the death of either of them, then to the survivor of them, hereinafter grantee, whose tax mailing address is 1126 Inverness Cove Way, Hoover, Alabama 35252, the following real property:

LEGAL DESCRIPTION:

SITUATE in SHELBY County, Alabama, to wit:

Lot 50 A, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 2 – Resurvey # 1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

TITLE DERIVATION: See instrument of record in Instrument No. 20060627000308590, Probate Office of Shelby County, Alabama.

Property Address is: 1126 Inverness Cove Way, Hoover, Alabama 35252

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 7/29, 2016:

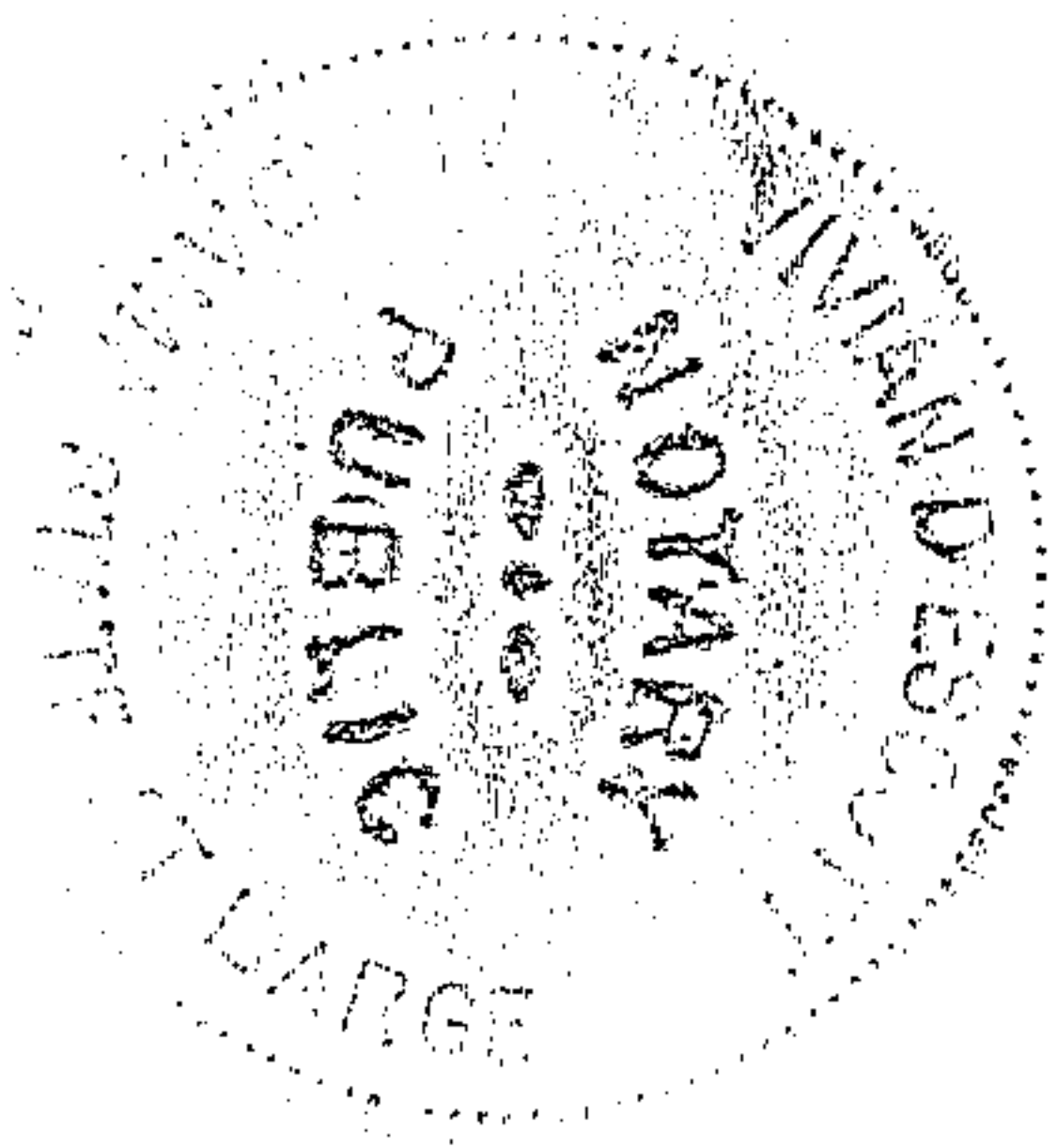
Barbara E. Burns
BARBARA E. BURNS

Edward E. Burns a/k/a Edward B. Burns
EDWARD E. BURNS, a/k/a EDWARD B. BURNS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that BARBARA E. BURNS and husband, EDWARD E. BURNS, a/k/a EDWARD B. BURNS, who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same voluntarily, as on the day the same bears date.

Given under my hand an official seal this 29th day of July, 2016.

Vivian Foxcroft
Notary Public



My Commission Expires
August 17, 2016

Real Estate Sales Validation Form

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

Grantor's Name Barbara E Burns, Edward E Burns

Mailing Address aka Edward B Burns

1126 Inverness Cove Way

Hoover, Alabama 35252

Property Address 1126 Inverness Cove Way

Hoover, Alabama 35252

Grantee's Name Barbara E Burns, Edward B Burns

Mailing Address 1126 Inverness Cove Way

Hoover, Alabama 35252

Date of Sale 7/29/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 207,400.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/05/2016 04:02:56 PM
\$22.00 CHERRY
20160805000279720

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 Taxes for the year 2015

correcting Edward's
middle initial

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 8/4/2016

Print Kay McClure

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one