


This instrument prepared by:
Suzanne D. Paulson, Esq.
Leitman, Siegal & Payne, P.C.
420 N 20th Street – Ste. 2000
Birmingham, Alabama 35203

Send tax notice to:
Joanna Stockard
5001 Linwood Drive
Birmingham, AL 35244


20161202000441040 1/4 \$270.00
Shelby Cnty Judge of Probate, AL
12/02/2016 11:30:51 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

WHEREAS, title to that certain tract of land located in Shelby County, Alabama, more particularly described hereinbelow (the “Marital Home”), was acquired by Thom Stockard (a/k/a Thomas James Stockard, III) and wife, Joanna Stockard (a/k/a Joanna Jarrard Stockard), as joint tenants with right of survivorship, via that certain deed, recorded on August 5, 1997, in the Office of the Judge of Probate, Shelby County, Alabama, Inst # 1997-24611;

WHEREAS, Thom Stockard and Joanna Stockard subsequently divorced and their properties were divided pursuant to an Amended Agreement of the Parties, dated April 20, 2000 (the “Agreement”), which Agreement was ratified, approved and confirmed by Circuit Court of Shelby County, Alabama, Case No. DR-00-112, in its Final Judgment of Divorce, dated April 20, 2000:

WHEREAS, pursuant to paragraph 7 of the Agreement, Thom Stockard and Joanna Stockard agreed to sell the Marital Home and any proceeds from said sale were to be divided as mutually agreed;

WHEREAS, on July 24, 2000, and prior to the sale of the Marital Home, Thom Stockard died testate. Thom Stockard’s will, dated July 21, 1993 (the “Will”), was admitted to probate on September 28, 2000, in the Office of the Judge of Probate of Shelby County, Alabama, Case No. 040-137;

WHEREAS, Thom Stockard, pursuant to item THIRD of his Will, bequeathed and devised his entire residuary estate, including any interest he had in the Marital Home, to his wife, Joanna Stockard, if she survived him, or, if not, to his two daughters, Jennifer Margaret Stockard and Andrea Michele Rima (previously Andrea Michele Stockard);

WHEREAS, pursuant Ala. Code §43-8-137, the above referenced testamentary gift from Thom Stockard to his former wife, Joanna Stockard, was revoked and said residuary

Shelby County, AL 12/02/2016
State of Alabama
Deed Tax: \$246.00

gift passed, pursuant to the dispositive provisions of the Will, as if Joanna Stockard failed to survive Thom Stockard, *i.e.*, to Jennifer Margaret Stockard and Andrea Michele Rima; and

WHEREAS, Jennifer Margaret Stockard and Andrea Michele Rima now wish to effect for the record the transfer any interest they have in the Marital Home to their mother, Joanna Stockard.

NOW THEREFORE, in accordance with the provisions recited hereinabove and for consideration of TEN DOLLARS and NO CENTS (\$10.00), the undersigned, Jennifer Margaret Stockard and Andrea Michele Rima (the "Grantors"), do hereby remise, release, quit claim, grant, sell and convey unto Joanna Stockard (the "Grantee"), all of their respective rights, title, interests and claims in or to the Marital Home, more particularly described as that certain tract of real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Final Plat of Linwood Estates, as recorded in Map Book 11, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to Protective Covenants, agreements with Alabama Power Company, rights-of-way, easements, building lines, and all other restrictions of record.

TO HAVE AND TO HOLD unto the said GRANTEE, and her successors and assigns, forever.

Given under my hand and seal, effective as of the last date signed hereinbelow.

11/18/16
Date Signed

Jennifer Margaret Stockard
Jennifer Margaret Stockard
17 Woodridge Road
Palmyra, VA 22963

10/28/16
Date Signed

Andrea Michele Rima
Andrea Michele ~~Rima~~ Stockard Rima
1104 Amberley Woods Drive
Helena, AL 35080



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STATE OF VIRGINIA)

COUNTY City of Richmond)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Margaret Stockard, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of Nov, 2016.



[Signature]
Notary Public
My Commission Expires: 10/31/2017



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STATE OF ALABAMA)

COUNTY Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Michele Rima, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of October, 2016.

[Signature]
Notary Public
My Commission Expires: 9-1-2019

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Margaret Stockard
Mailing Address 17 Woodridge Road
Palmyra, VA 22963
Andrea Michele Stockard
Rima
1104 Amberly Wood Drive
Helena, AL 35080

Grantee's Name Joanna Stockard
Mailing Address 5001 Linwood Drive
Birmingham, AL 35244

Property Address 5001 Linwood Drive
Birmingham, AL 35244

Date of Deed 11/18/16
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$245,600.00



20161202000441040 4/4 \$270.00
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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 Appraisal
 Sales Contract Other Tax Assessor's Value
 Closing Statement

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 November 29, 2016

Unattested _____
(verified by)

Print: Suzanne D. Paulson

Sign: *Suzanne D. Paulson*
Agent