

20170524000181720
05/24/2017 12:51:14 PM
QCDEED 1/4

Commitment Number: 22140024

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

08 9 32 1 002 047.000

QUITCLAIM DEED

LAURA LAYE, who acquired title as **Laura Bohannon**, (whose mailing address is **16104 Retreat Lane, Birmingham, AL 35242**) and **TODD R. LAYE**, (whose mailing address is **196 Lorrin Lane Sterrett, AL 35147**), who were formerly a married couple but are now divorced, as per Case No.: **58-DR-2016-900278.00** in the Circuit Court of Shelby County, Alabama, Filed on December 14, 2016, and are both unmarried persons, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **TODD R. LAYE, unmarried**, hereinafter grantee, whose tax mailing address is **196 Lorrin Lane Sterrett AL 35147**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 49A, OF A RESURVEY OF LOTS 45-50 AND 81-82, OF THE VILLAGES OF WESTOVER SECTOR 1, ACCORDING TO MAP BOOK 41, PAGES 65, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 196 Lorrin Lane Sterrett, AL 35147

Seller 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 seller acquired title.

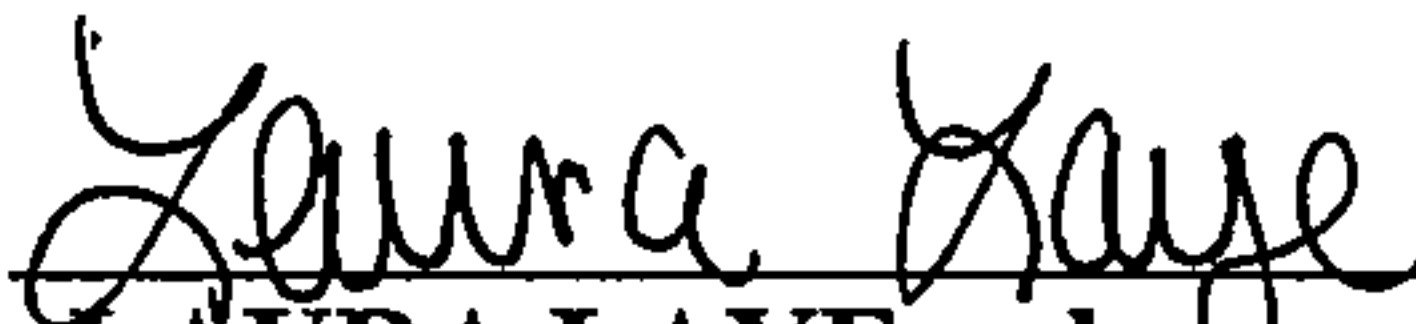
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20090918000357750**

Executed by the undersigned on April 28, 2017:

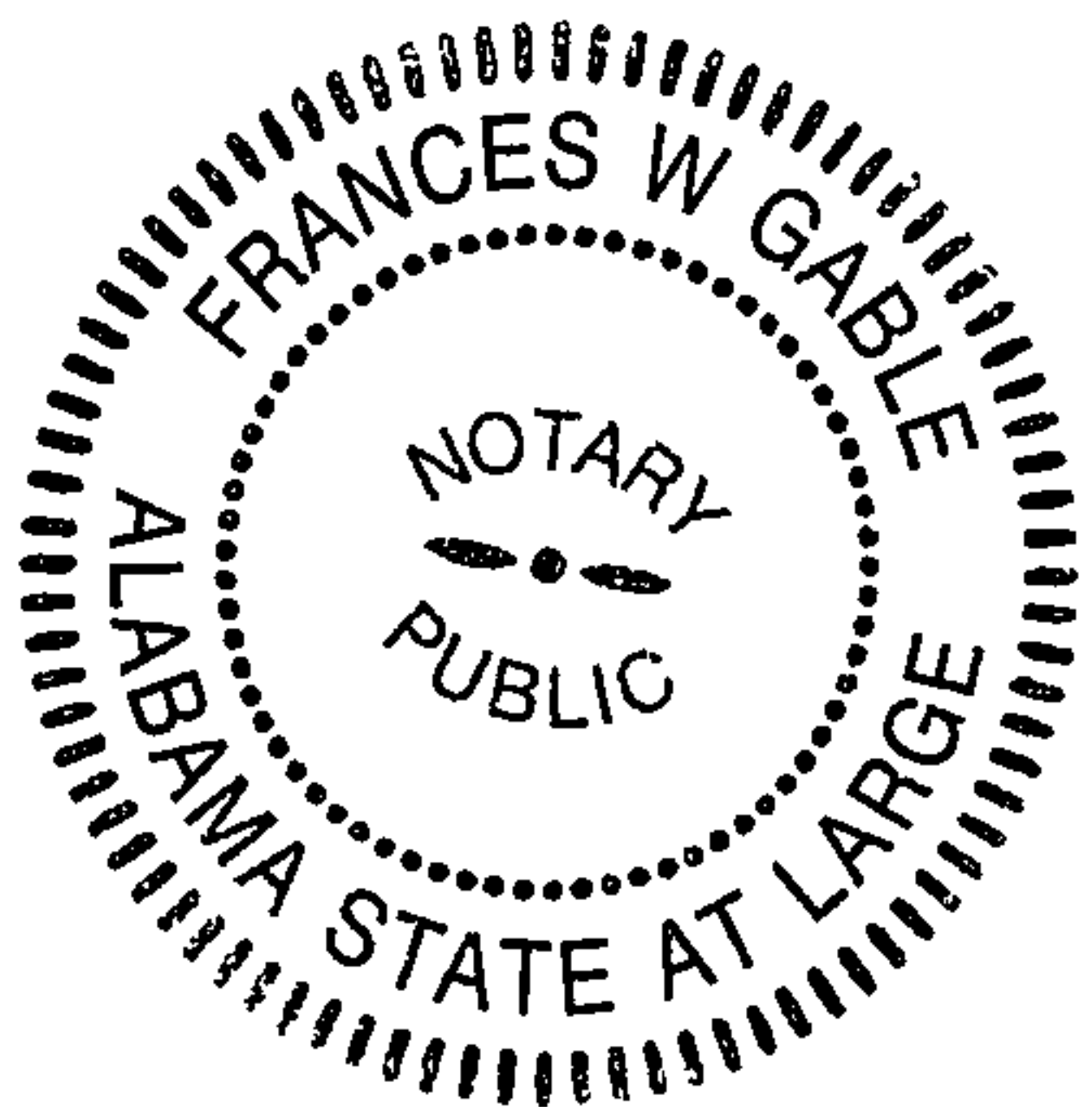


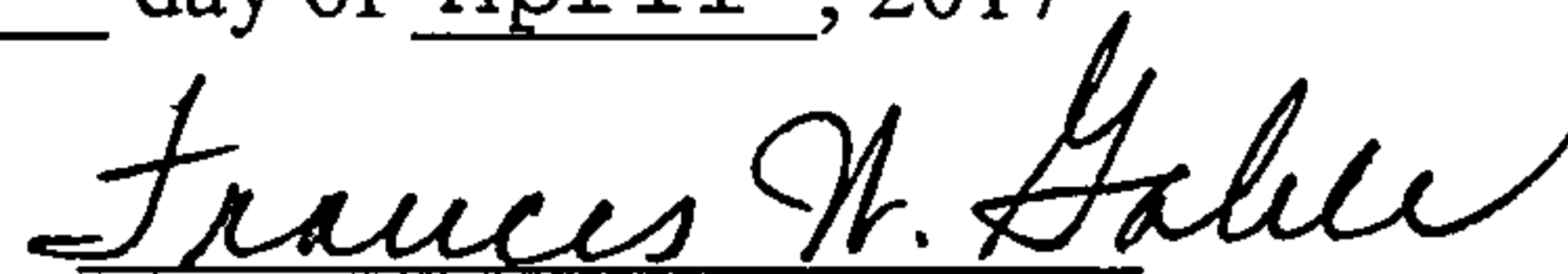
LAURA LAYE, who acquired title as Laura Bohannon

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **LAURA LAYE, who acquired title as Laura Bohannon** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 28th day of April, 2017





Notary Public

Executed by the undersigned on April 28, 2017:

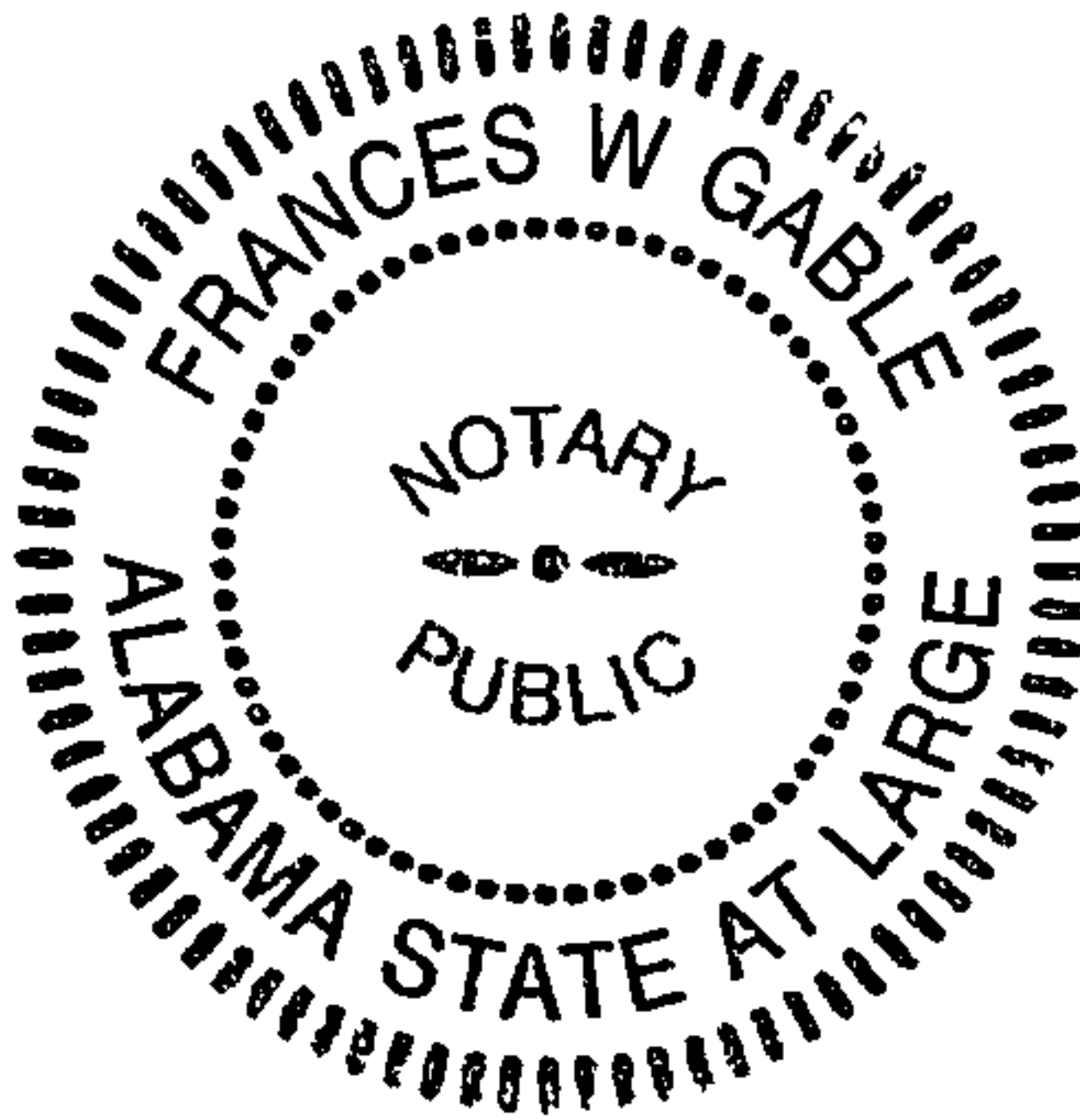



TODD R. LAYE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **TODD R. LAYE** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 28th day of April, 2017





Notary Public

Real Estate Sales Validation Form

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

Grantor's Name LAURA LAYE
wata Laura Bohannon
and TODD R. LAYE

Grantee's Name TODD R. LAYE

Mailing Address 196 Lorrin Lane
Sterrett AL 35147

Mailing Address 196 Lorrin Lane
Sterrett AL 35147

Property Address 196 Lorrin Lane
Sterrett AL 35147

Date of Sale 4-28-17

Total Purchase Price \$

or Actual Value \$

or Assessor's Market Value \$181,700.00*

*Transfer tax based on
\$90,850.00 which is 50% the
Assessor's Market Value

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
X Other Shelby County Tax Assessor

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 April 28, 2017

Print Todd Laye

Unattested

Sign

[Signature of Todd R. Laye]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/24/2017 12:51:14 PM
\$115.00 CHERRY
20170524000181720

[Signature]