

Commitment Number: 22484649

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**  
**28-26-23-0-000-011.049**

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**QUITCLAIM DEED**

**DONALD K. SEIBERLING**, (whose mailing address is **100 Shady Hill Cir., Calera, AL 35040**) and **DEBORAH L. SEIBERLING**, (whose mailing address is **100 Shady Hill Cir., Calera, AL 35040**), who were formerly a married couple but are now divorced, as per Case No.: DR 16-900391 In The Circuit Court Shelby County, Alabama, Filed on April 19, 2017, and are both unmarried persons, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **DONALD K. SEIBERLING**, single, hereinafter grantee, whose tax mailing address is **100 Shady Hill Cir., Calera, AL 35040**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**The following described property: LOT 14 ACCORDING TO THE SUBDIVISION OF SHADY HILL AS RECORDED IN MAP BOOK 16, PAGE 83, SHELBY COUNTY, ALABAMA RECORDS. SOURCE OF TITLE: INSTRUMENT NO. 2001-25253 Assessor's Parcel No: 28-26-23-0-000-011.049**

**Property Address is: 100 Shady Hill Cir., Calera, AL 35040**

Prior instrument reference: **2001-25253**


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.

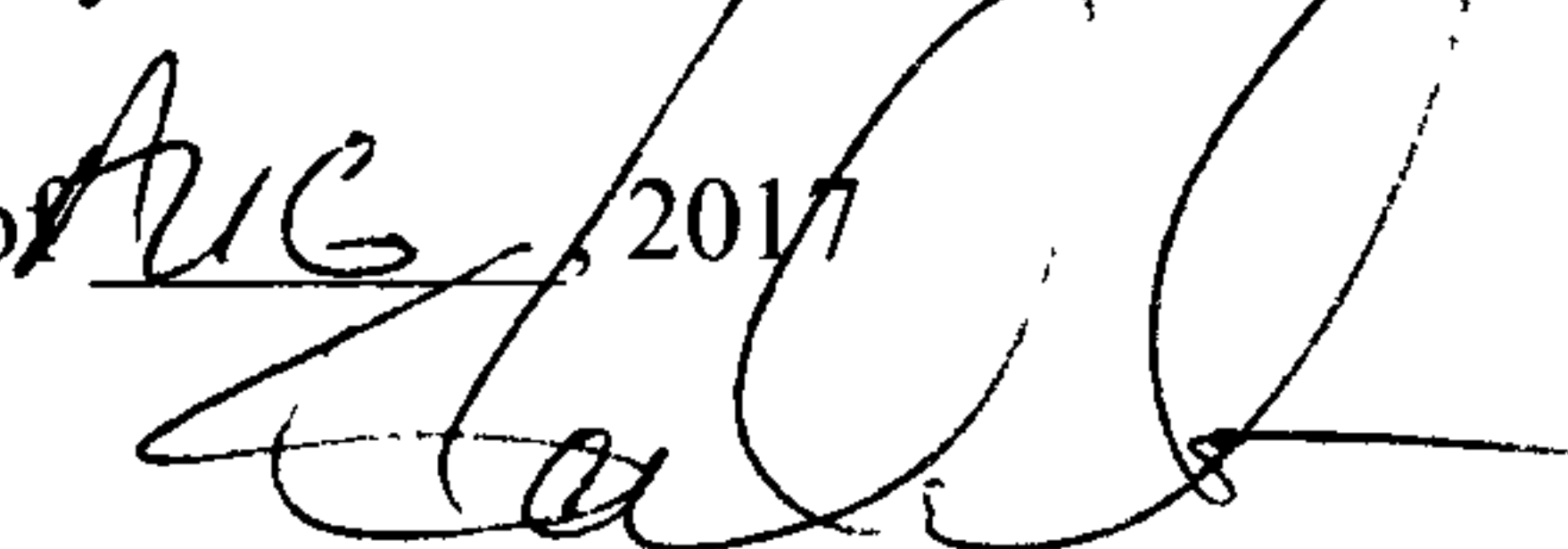
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 8/23, 2017:

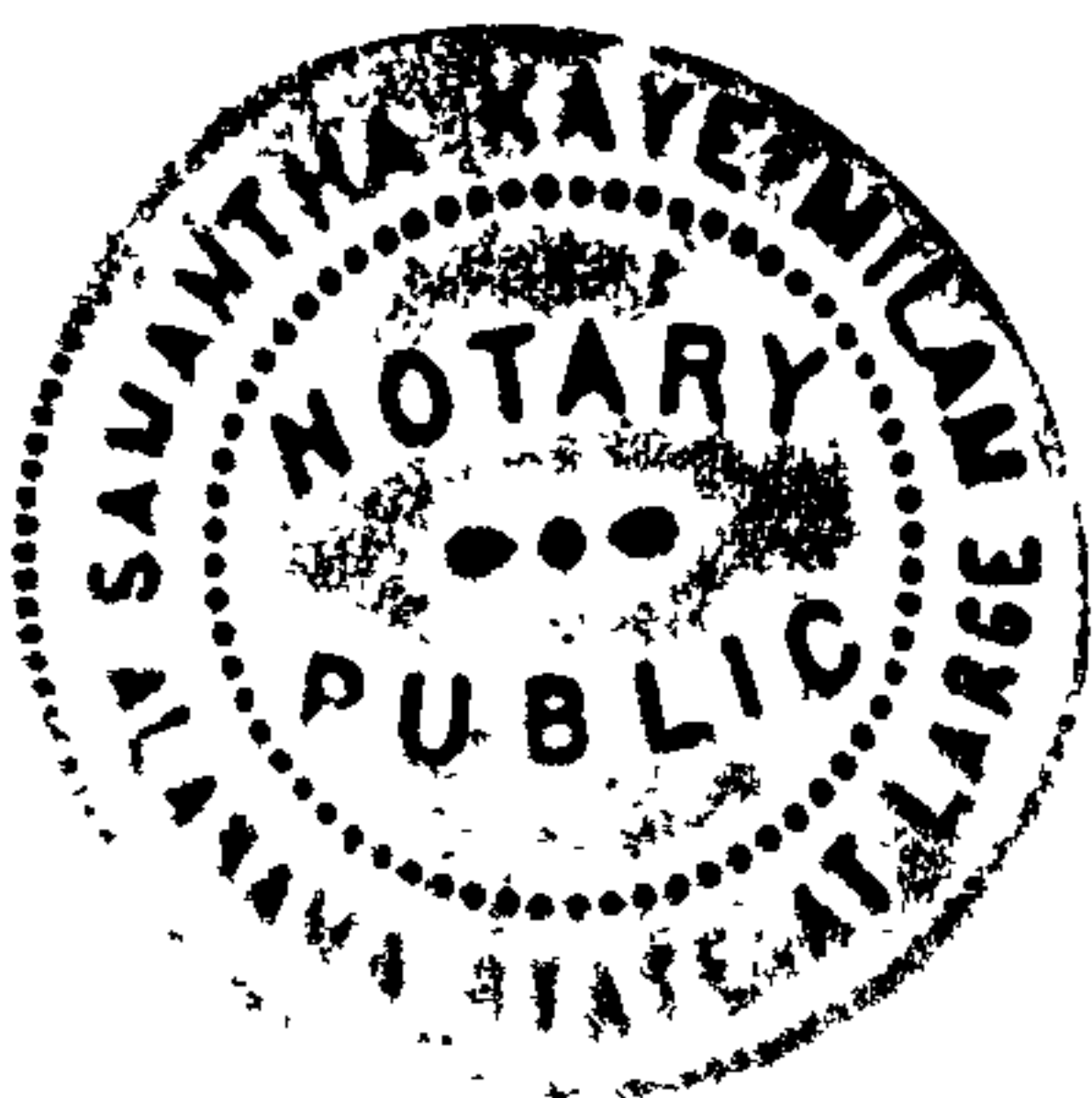
  
DONALD K. SEIBERLING

STATE OF Ar  
COUNTY OF HERBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **DONALD K. SEIBERLING** 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 23<sup>rd</sup> day of AUG, 2017  


Notary Public



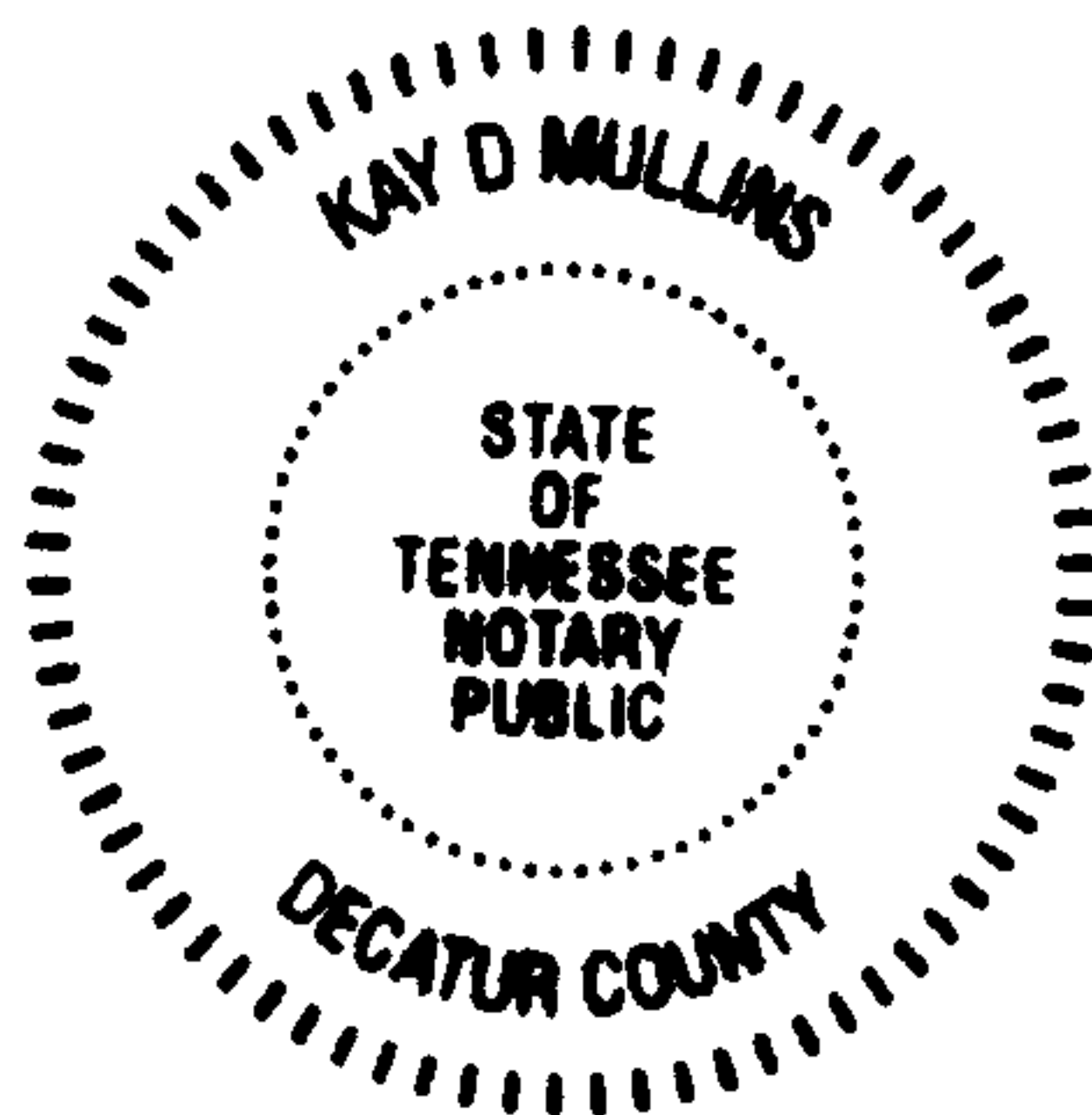
20170830000315900 08/30/2017 11:12:16 AM QCDEED 3/5  
Executed by the undersigned on Aug 21, 2017:

Deborah L. Seiberling  
**DEBORAH L. SEIBERLING**

STATE OF Tn  
COUNTY OF Dyer

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **DEBORAH L. SEIBERLING** 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 21 day of Aug, 2017  
Kay D. Mullins  
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 DONALD K. SEIBERLING and  
DEBORAH L. SEIBERLING  
Mailing Address 100 Shady Hill Cir., Calera, AL  
35040

Grantee's Name DONALD K. SEIBERLING  
Mailing Address 100 Shady Hill Cir., Calera, AL  
35040

Property Address 100 Shady Hill Cir., Calera, AL  
35040

Date of Sale 8/23/2017  
Total Purchase Price 1.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$133,026.00 / 2 = \$66,513.00

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

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 8/21/17

Print

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name	DONALD K. SEIBERLING and DEBORAH L. SEIBERLING	Grantee's Name	DONALD K. SEIBERLING
Mailing Address	100 Shady Hill Cir., Calera, AL 35040	Mailing Address	100 Shady Hill Cir., Calera, AL 35040
Property Address	100 Shady Hill Cir., Calera, AL 35040	Date of Sale	8/23/2017
		Total Purchase Price	1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$133,026.00 / 2 = \$66,513.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

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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	8/23/2017	Print	Donald K. Seiberling
Unattested		Sign	(Grantor/Grantee/Owner/Agent) circle one
	(verified by)		Form RT-1

20170830000315900 08/30/2017 11:12:16 AM QCDEED 5/5



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/30/2017 11:12:16 AM  
\$94.00 CHARITY  
20170830000315900

*James W. Fuhrmeister*