

20190416000124360
04/16/2019 02:05:06 PM
QCDEED 1/3

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127 John Clarke Road
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Commitment Number: 1903057

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 Send To:~~

~~TerraTitle, LLC
7601 Paragon Road - Suite 300
Centerville, Ohio 45459~~

Parcel Identification Number: 13 8 27 3 000 001.155

QUITCLAIM DEED

RHONDA GROUNDS more correctly known as **RHONDA D. GROUNDS**, an unmarried woman, hereinafter Grantor, of Shelby County, Alabama, without consideration paid, grants and quitclaims to **RHONDA D. GROUNDS**, an unmarried woman, hereinafter Grantee, and whose tax mailing address is 1705 Amberly Woods Place, Helena, Alabama 35080, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY, CITY OF HELENA, AND STATE OF ALABAMA: BEING LOT FORTY NINE (49), ACCORDING TO THE AMENDED MAP OF AMBERLY WOODS, 6TH SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 48, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA.

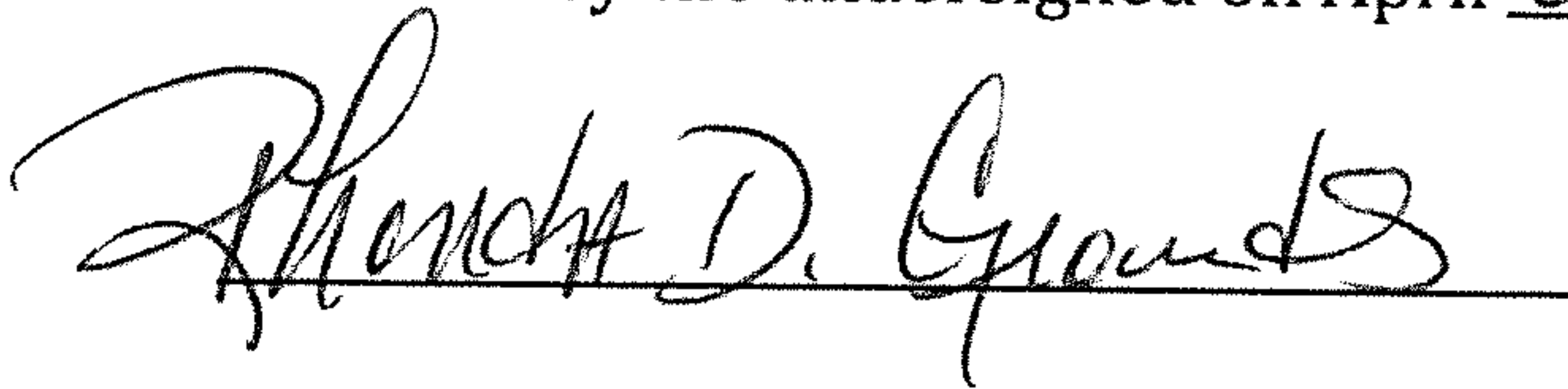
PARCEL IDENTIFICATION NUMBER: 13 8 27 3 000 001.155

PROPERTY COMMONLY KNOWN AS: 1705 AMBERLY WOODS PLACE, HELENA, ALABAMA 35080

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

THIS BEING THE SAME PROPERTY CONVEYED TO RHONDA GROUNDS FROM SAMUEL W. WHEELER AND WIFE, SAMANTHA N. WHEELER IN A DEED DATED OCTOBER 27, 2016 AND RECORDED NOVEMBER 17, 2016, AS INSTRUMENT NUMBER 20161117000423590.

Executed by the undersigned on April 01, 2019:



RHONDA GROUNDS
more correctly known as
RHONDA D. GROUNDS

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **RHONDA GROUNDS more correctly known as RHONDA D. GROUNDS**, an unmarried woman, 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, they executed the same voluntarily on the day the same bears date. Given under my hand an official seal this 1 day of April, 2019.

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2022


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 Rhonda Grounds more correctly
Mailing Address known as Rhonda D. Grounds
1705 Amberly Woods Place,
Helena, AL 35080 (Shelby)

Grantee's Name Rhonda D. Grounds
Mailing Address 1705 Amberly Woods Place,
Helena, AL 35080 (Shelby)

Property Address 1705 Amberly Woods Place,
Helena, AL 35080 (Shelby)

Date of Sale April 1, 2019
Total Purchase Price \$ 0.00
or
Actual Value \$
or
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
Other PLEASE SEE QUIT CLAIM DEED

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 16, 2019

Print Kuntal Patel

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2019 02:05:06 PM
\$22.00 CHARITY
20190416000124360

Form RT-1

Alvin S. Bond