

20200330000122590
03/30/2020 08:42:39 AM
QCDEED 1/3

Commitment Number: 26005386
Seller's Loan Number: 0419411426

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, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-7-35-2-006-017.000

AMV \$ 122,000.⁰⁰

**QUITCLAIM DEED
TO PERFECT/CLEAR TITLE**

Samuel B. King, single, and Rosaline M. King, single, and Yolanda Gaiters, who incorrectly took title as Yolonda Gaiters, single, whose mailing address is 1133 Village Trl., Calera, AL 35040, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Samuel B. King, single, and Rosaline M. King, single, and Yolonda Gaiters, single, for and during their natural lives and upon the death of any of them, then to the survivors of them, hereinafter grantees, whose tax mailing address is 1133 Village Trl., Calera, AL 35040, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 340 according to the survey of Waterford Village-Sector 2, as recorded in Map Book 30 Page 112 in the Probate Office of Shelby County, Alabama. (B-15934; Jen)

Source of Title: Deed Instrument # 20180619000217820

Assessor's Parcel No: 22 7 35 2 006 017.000

Property Address is: 1133 Village Trl., Calera, AL 35040

Prior instrument reference: 20180619000217830

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.

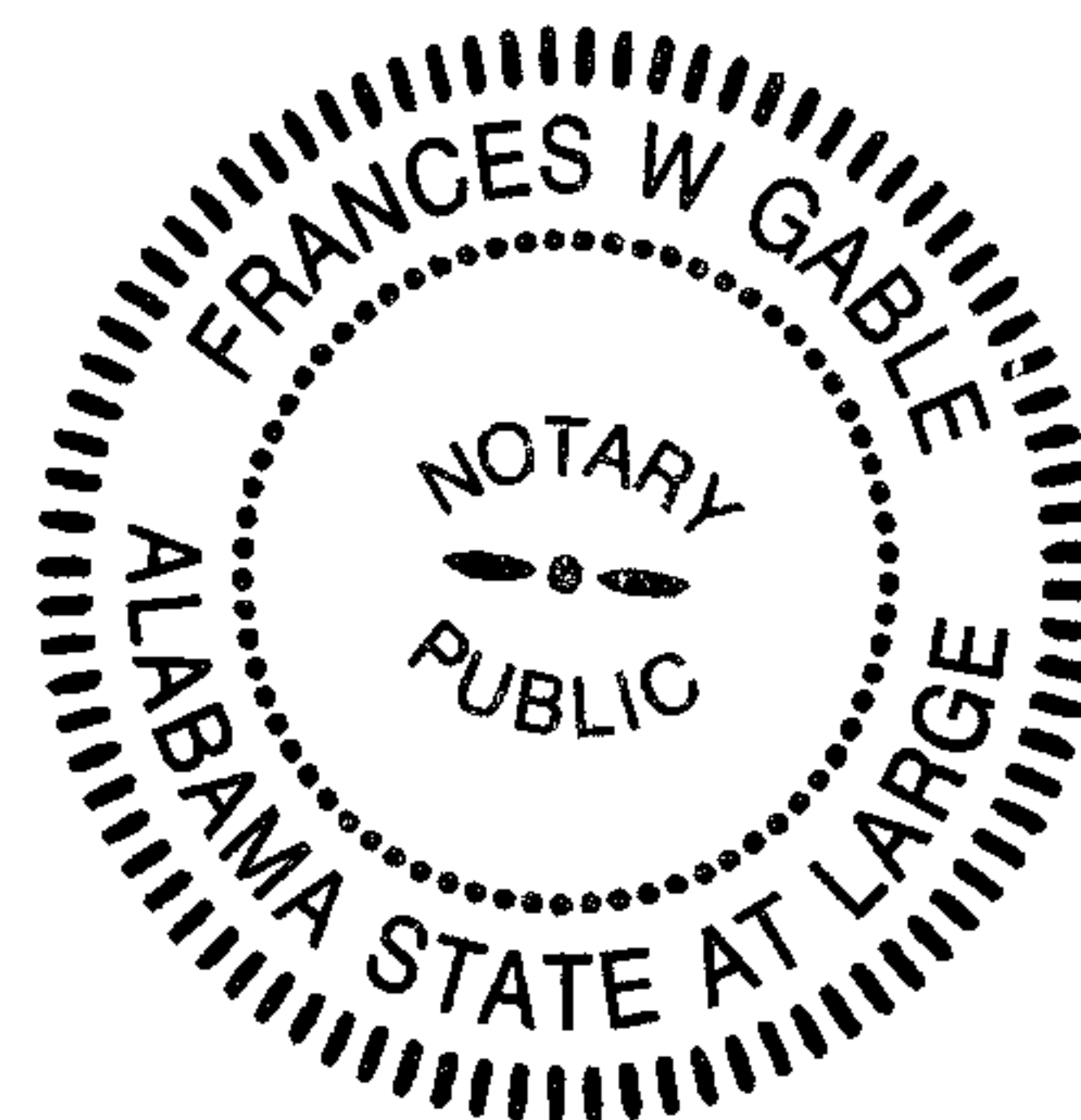
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees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

Executed by the undersigned on January 21, 2020:

Samuel B. King
Samuel B. King

Rosaline M. King
Rosaline M. King

Yolanda Gaiters
Yolanda Gaiters, who incorrectly
took title as Yolanda Gaiters *who incorrectly*
took title as Yolanda Gaiters



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Samuel B. King and Rosaline M. King and Yolanda Gaiters, who incorrectly took title as Yolonda Gaiters** 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 21st day of January 2020

Frances W. Gable
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 Samuel B. King, Rosaline M. King and Yolanda Gaiters, who incorrectly took title as Yolonda Gaiters

Grantee's Name Samuel B. King, Rosaline M. King and Yolanda Gaiters

Mailing Address 1133 Village Trl., Calera, AL 35040

Mailing Address 1133 Village Trl., Calera, AL 35040

Property Address 1133 Village Trl., Calera, AL 35040

Date of Sale 1/21/2020 Total Purchase Price \$1.00

Actual Value \$ or Assessor's Market Value \$122,000.00



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/30/2020 08:42:39 AM \$31.00 CHARITY 20200330000122590

Allen S. Boyd

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 TO PERFECT/CLEAR TITLE (checked)

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 1-21-2020

Print Rosaline M. King

Unattested (verified by)

Sign Rosaline M King (Grantor/Grantee/Owner/Agent) circle one