

20200908000399240  
09/08/2020 01:46:13 PM  
DEEDS 1/3

Commitment Number: 26758441  
Seller's Loan Number: 0421373028

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

Transfer tax is \$188.50

Which is based on ½ of the assessed fair market value of \$376,600.00 that being \$188,300.00

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-4-17-0-005-049.000**

---

### **QUITCLAIM DEED**

**Sabrina E. Riley, grantor, a married woman**, whose mailing address is **565 PARK LAKE LN., HELENA, AL 35080**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Sabrina E. Riley and Jon Riley, wife and husband**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **565 PARK LAKE LN., HELENA, AL 35080**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Lot 449, according to the final plat of Riverwoods, fourth sector, phase ii, as recorded in map book 31, page 23, in the probate office of Shelby County, Alabama. Source of Title deed Instrument No. 20150604000185680 Assessor's Parcel No: 13-4-17-0-005-049.000**  
**Property Address is: 565 PARK LAKE LN., HELENA, AL 35080**

Prior instrument reference: \_\_\_\_\_

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

Executed by the undersigned on August 21, 2020:

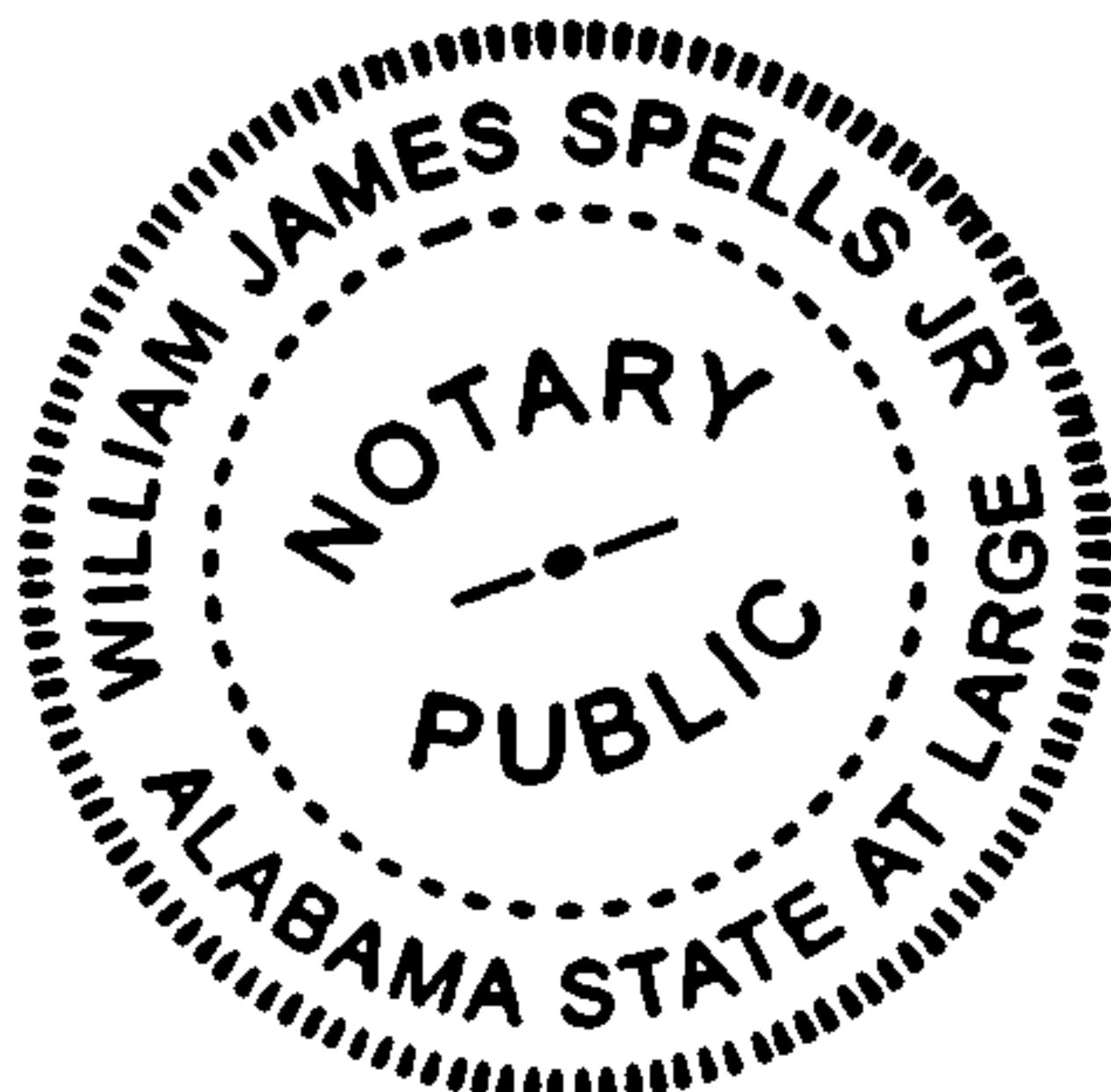
Sabrina E. Riley  
Sabrina E. Riley

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Sabrina E. Riley** 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<sup>st</sup> day of August, 2020

William James Spells Jr.  
Notary Public  
Expire: 3-18-23



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Sabrina E. Riley  
 Mailing Address 565 PARK LAKE LN., HELENA,  
AL 35080

Grantee's Name Sabrina E. Riley and Jon Riley  
 Mailing Address 565 PARK LAKE LN.,  
HELENA, AL 35080

Property Address 565 PARK LAKE LN., HELENA,  
AL 35080

Date of Sale \_\_\_\_\_  
 Total Purchase Price 1.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$376,600.00 / 2 = \$188,300.00

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 Assessors website

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 \_\_\_\_\_

Print SABRINA E. RILEY  
JON RILEY

Sign Sabrina E. Riley  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/08/2020 01:46:13 PM  
 \$216.50 CHERRY  
 20200908000399240

*Allen S. Beyl*

*Jon Riley*