

20201202000550600
12/02/2020 01:33:09 PM
QCDEED 1/3

Commitment Number: 27469629
Seller's Loan Number: 103917182

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 of \$1.00 included (exempt min due) due to adding MARITAL STATUS ONLY.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
039300002001151

QUITCLAIM DEED

Jennifer Hale, unmarried, who took title without marital status, whose mailing address is **4017 Somerset Ridge, Birmingham, AL 35242**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jennifer Hale, unmarried**, hereinafter grantee, whose tax mailing address is **4017 Somerset Ridge, Birmingham, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 1180, according to the Survey of Brook Highland, 11th Sector, Phase II, as recorded in Map Book 22, Page 36 , in the Probate Office of Shelby County, Alabama. Being the same parcel conveyed to JENNIFER HALE from MATTHEW HEATH HALE, by virtue of a deed dated 5/1/2019, recorded 12/16/2019, as instrument no. 20191216000463500 county of SHELBY, state of ALABAMA. Assessor's Parcel No: 039300002001151
Property Address is: 4017 Somerset Ridge, Birmingham, AL 35242

Prior instrument reference: **20191216000463500**

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 grantee forever.

Executed by the undersigned on November 20, 2020:

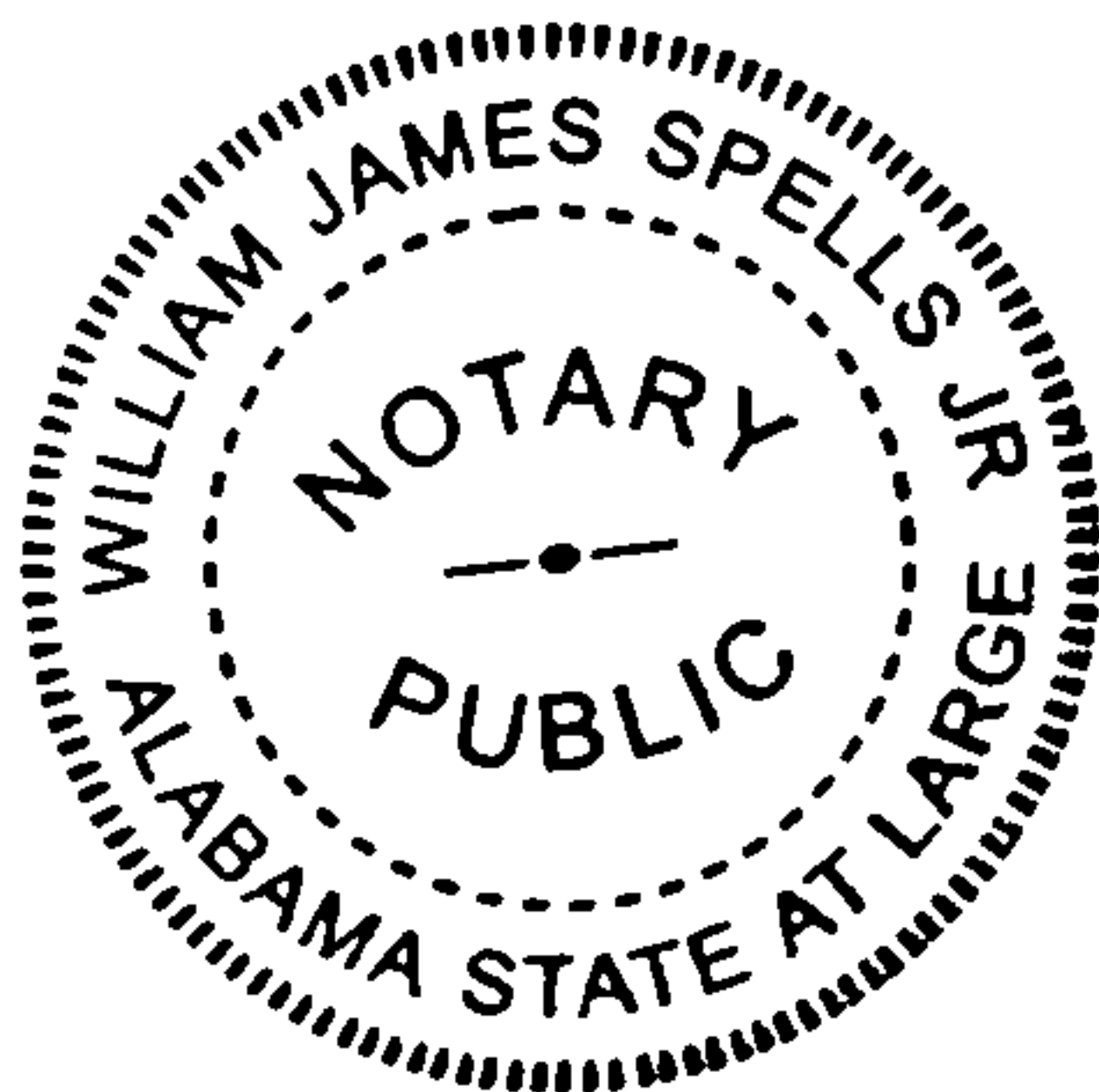


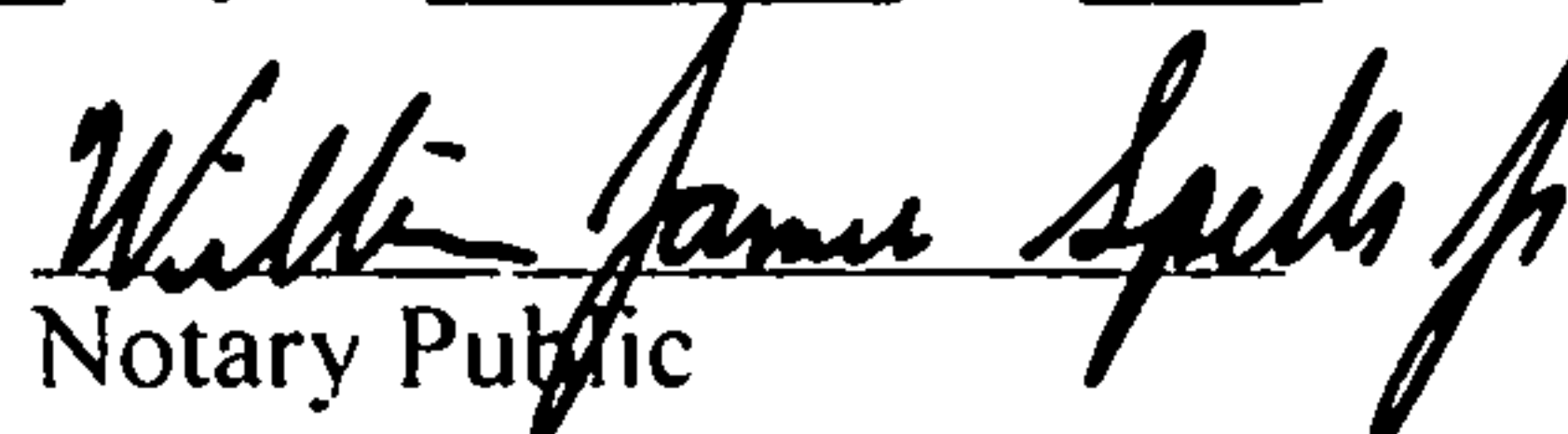
Jennifer Hale

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jennifer Hale** 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 20th day of Nov, 2020




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 Jennifer Hale
 Mailing Address 4017 Somerset Ridge,
Birmingham, AL 35242

Grantee's Name Jennifer Hale
 Mailing Address 4017 Somerset Ridge,
Birmingham, AL 35242

Property Address 4017 Somerset Ridge,
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price 1.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$668,300.00

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 ADDING MARITAL STATUS ONLY

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 11-20-2020

Print Jennifer M. Hale

Sign Jennifer M. Hale

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2020 01:33:09 PM
 \$29.00 CHARITY
 20201202000550600

Allen S. Bayl