



20121015000394940 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/15/2012 11:48:57 AM FILED/CERT

Commitment Number: 310474  
Seller's Loan Number: 8000231011

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,  
Cincinnati, Ohio 45249 (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: *3/2*  
NationalLink  
300 Corporate Center Drive, Suite 300  
Moon Twp., PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
09-3-05-0-007-003.000**

**QUITCLAIM DEED** *★ Mary Ida Roberson and Mary I. Anderson are one and the same person★*

**Mary Ida Roberson**, *★*unmarried, whose mailing address is **1256 Eagle Park Rd., Birmingham, AL 35242**, hereinafter grantor, for \$1.00 in consideration paid, grants and quitclaims to **Mary I. Anderson**, *★*single, hereinafter grantee, whose tax mailing address is **1256 Eagle Park Rd., Birmingham, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

*same person★*

**All that certain parcel of land situated in the City of Birmingham, County of Shelby, State of Alabama, being known and designated as follows:**

**Lot 44, according to the Survey of Eagle Point, 12th Sector, Phase III, as recorded in Map Book 24, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Being the same property as conveyed from David Jay Angwin, single to Mary Ida Roberson, single, as described in Deed Inst #20091103000410000, Dated 10/09/2009, Recorded 11/03/2009, in SHELBY County Records.**

**Tax ID: 09-3-05-0-007-003.000**



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Being the same property conveyed to **Mary Ida Roberson**, by deed from David Jay Angwin, single, recorded on 11/03/2009 as Instrument No. **20091103000410000** in **Shelby County, Alabama, Records.**

**Property Address is: 1256 Eagle Park Rd., Birmingham, AL 35242**

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 8/29/, 2012:

Mary Ida Roberson  
Mary Ida Roberson

STATE OF ALABAMA  
COUNTY OF ~~JEFFERSON~~ SHELBY (MA)

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Mary Ida Roberson**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 29TH day of AUGUST, 2012

Tony Ray Guddy  
Notary Public TONY RAY GUDDY  
MY COMM. EXP. 5-11-2013



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## **Exhibit "A"**

### **Legal Description**

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Being the same property as conveyed from David Jay Angwin, single to Mary Ida Roberson, single, as described in Deed Inst #20091103000410000, Dated 10/09/2009, Recorded 11/03/2009, in SHELBY County Records.

Tax ID: 09-3-05-0-007-003.000

Real Estate Sales Validation Form

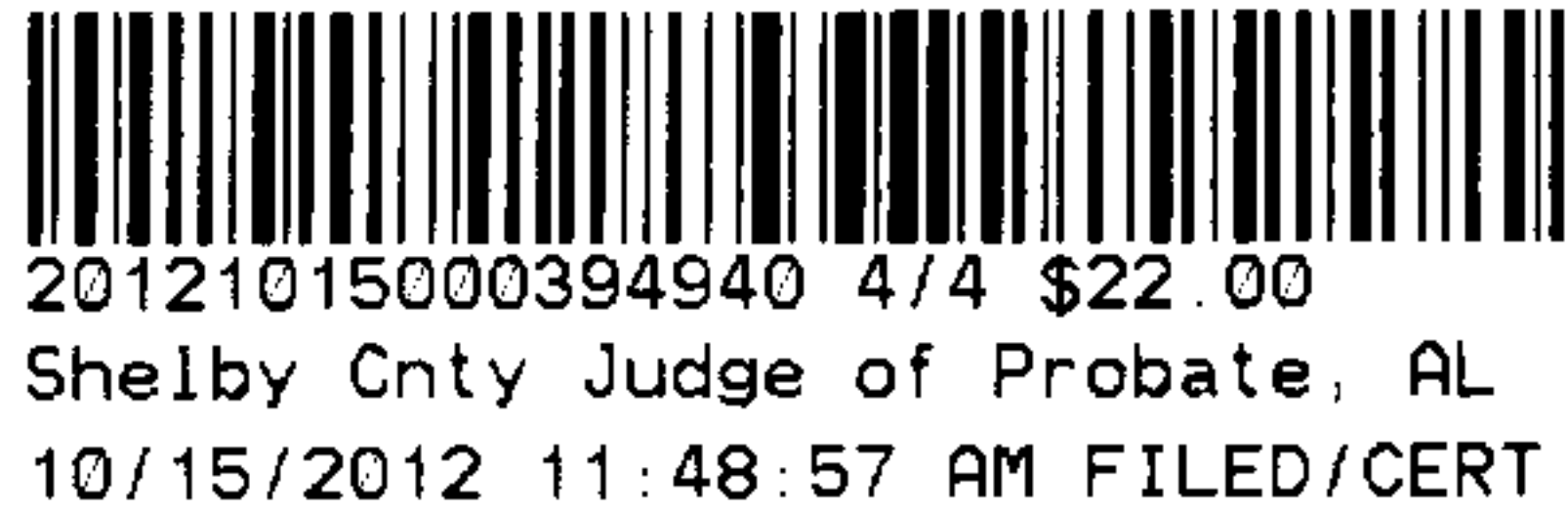
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mary Ida Roberson
Mailing Address 1256 Eagle Park Rd
Birmingham AL 35242

Grantee's Name Mary I Andersen
Mailing Address 1256 Eagle Park Rd
Birmingham AL 35242

Property Address 1256 Eagle Park Rd
Birmingham AL 35242

Date of Sale 08/29/2012
Total Purchase Price 1.00



\$ or
Actual Value \$
or
Assessor's Market Value \$ 200,500.00

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 08/31/2012

Print Alyssa Hawley

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one