



20121107000428230 1/4 \$50.00
Shelby Cnty Judge of Probate, AL
11/07/2012 01:47:53 PM FILED/CERT

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STATE OF ALABAMA
SHELBY COUNTY

~~Return To~~ & Mail Tax Statements To

JASON LOCKHART
108 N. WIDGEON DRIVE
ALABASTER, AL 35007

Return To
NETCO.
733 Crown Industrial Court - A
Chesterfield, MO 63005

877-776-3806

Property Tax ID#: 23-6-14-1-002-037.000

NAL-1183395

QUIT CLAIM DEED

Know all men by these presents, JASON LOCKHART, Married To ~~NIURCA~~ NIURCA N. LOCKHART f/k/a NIURCA N. BUCKHANNON, whose address is 108 N. WIDGEON DRIVE, ALABASTER, AL 35007, (hereinafter called Grantor) that for and in consideration of the sum of

0 Dollars (\$ 0) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to JASON LOCKHART and NIURCA N. LOCKHART, husband and wife, as tenants by the entirety, whose post office address is 108 N. WIDGEON DRIVE, ALABASTER, AL 35007, (hereinafter called Grantee) all my right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 108 N. WIDGEON DRIVE, ALABASTER, AL 35007

To have and to hold to said GRANTEE forever.


Given under my hand this 24 day of September, 2012.

Jason Lockhart
JASON LOCKHART

Niurca N. Lockhart f/k/a Niurca N. Buckhannon
NIURCA N. LOCKHART f/k/a
NIURCA N. BUCKHANNON

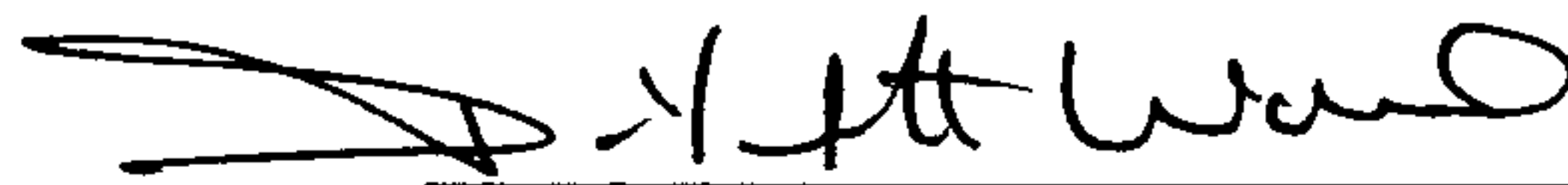
Shelby County, AL 11/07/2012
State of Alabama
Deed Tax: \$29.00

STATE OF Alabama }
COUNTY OF Shelby }


20121107000428230 2/4 \$50.00
Shelby Cnty Judge of Probate, AL
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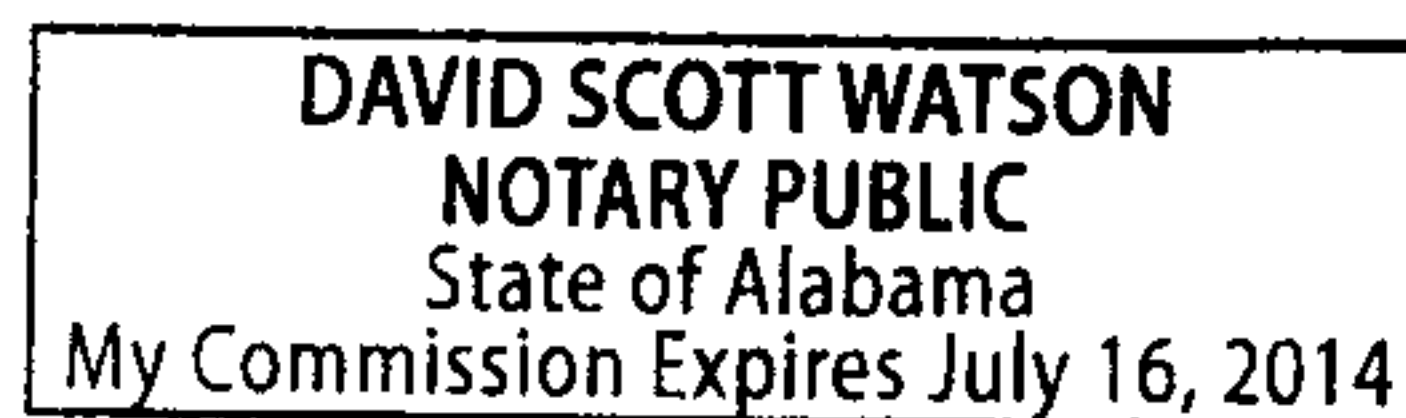
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON LOCKHART, Married To ~~NIURCA~~ NIURCA N. LOCKHART f/k/a NIURCA N. BUCKHANNON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance and executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 24 day of September, 2012.



NOTARY PUBLIC DAVID SCOTT WATSON

My Commission Expires: July 16, 2014



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger Law
c/o William E. Curphey, P.C.
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

“Exhibit A”

Lot 37, according to the Resurvey of Lots 1 thru 24 and 27 thru 39, The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Niurca Buckhannon
Mailing Address 108 N. Widgeon Dr.
Alabaster, AL 35007

Grantee's Name Niurca Lockhart
Mailing Address SAME

Property Address 108 N. Widgeon Dr.
Alabaster, AL 35007

Date of Sale 9-24-12
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 28,760

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 QCD

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 9-24-12

Print Jeremy Naes

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one