

20121120000446390 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/20/2012 02:05:35 PM FILED/CERT

Commitment Number: 12PT01378

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:

RETURN TO:
WORLDWIDE RECORDING, INC.
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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10 1 02 0 001 037.000

12W29220

QUITCLAIM DEED

Robert A. Boyd, Jr. and Stephanie M. Lynn, known now as Stephanie M. Boyd, husband and wife, hereinafter grantors, of **Shelby County, Alabama**, for \$ 0.00 (Zero dollars) in consideration paid, grant and quitclaim to **Robert A. Boyd, Jr. and Stephanie M. Boyd, husband and wife**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantee, whose tax mailing address is **3424 CHARING WOOD LN, BIRMINGHAM, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 2, BLOCK 6, ACCORDING TO THE SURVEY OF APPECROSS, AS RECORDED IN MAP BOOK 6, PAGE 42 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. LESS AND EXCEPT: A PORTION OF LOT 2, BLOCK 6, ACCORDING TO THE SURVEY OF APPECROSS, AS RECORDED IN MAP BOOK 6, PAGE 42 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF LOT 2 A DISTANCE OF 15.0 FEET; THENCE TURN RIGHT AND RUN IN A WESTERLY DIRECTION TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 2 THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2; THENCE TURN RIGHT AND RUN A DISTANCE OF 15.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE TURN RIGHT AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF LOT 2 TO THE POINT OF BEGINNING.

Only changing the last name of Stephanie M Lynn to Stephanie M Boyd.



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BEING THE SAME PREMISES AS CONVEYED IN DEED FROM KEVIN THIENPONT AND SHERYL DUNDAS THIENPONT, HUSBAND AND WIFE RECORDED 07/01/2008 IN DOCUMENT NUMBER 20080701000268010 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 3424 CHARING WOOD LN, BIRMINGHAM, AL 35242

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 grantee forever.

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Executed by the undersigned on 10-09-2012, 2012:

Robert A. Boyd, Jr.
Robert A. Boyd, Jr.

Stephanie M. Lynn, known now as Stephanie M. Boyd
Stephanie M. Lynn, known now as
Stephanie M. Boyd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Robert A. Boyd, Jr. and Stephanie M. Lynn, known now as Stephanie M. Boyd**, 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 9TH day of OCTOBER, 2012

Calvin T. Echols
Notary Public

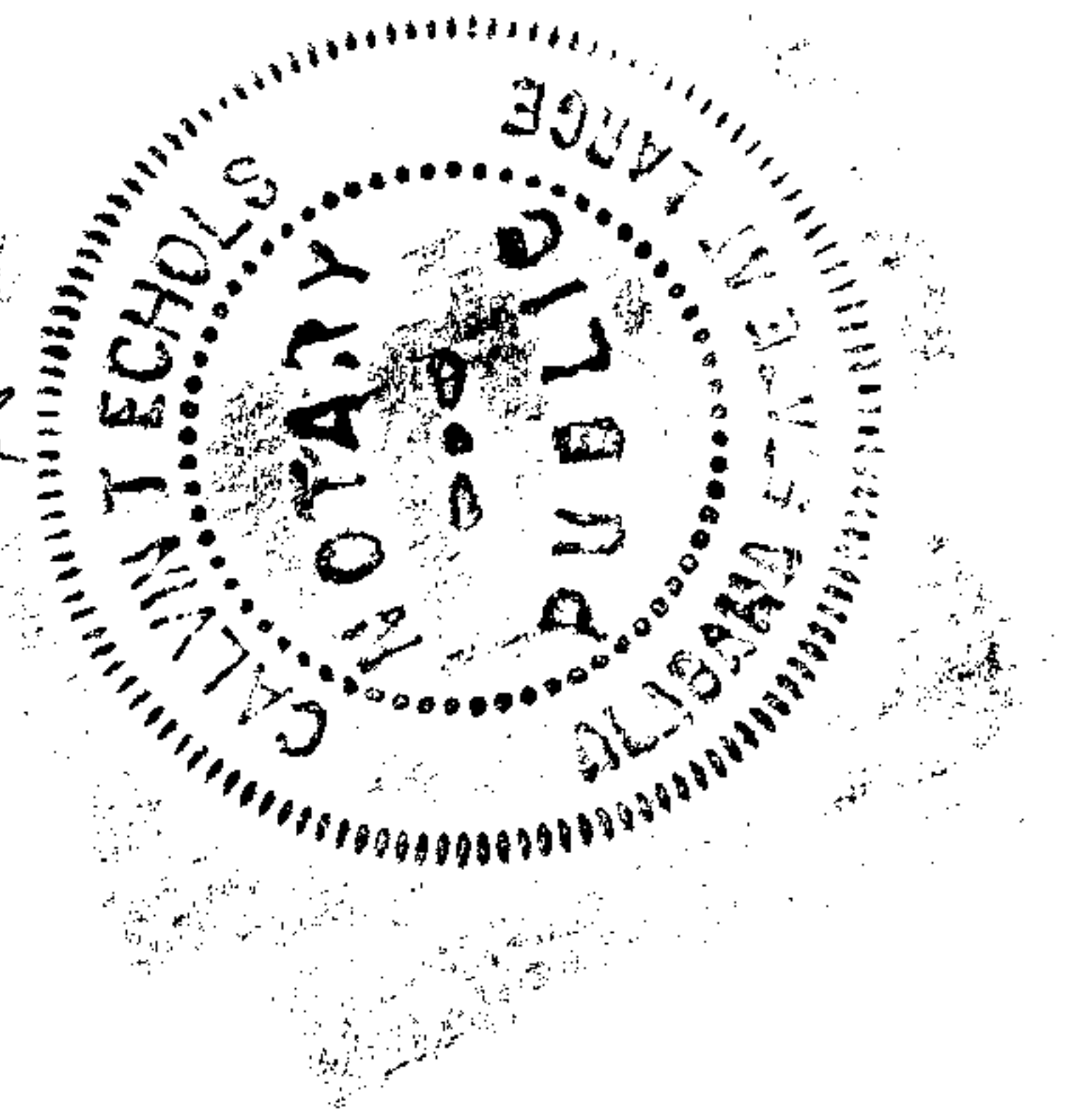
Grantee's Name and Address:

Calvin T. Echols

Robert A. Boyd, Jr. and Stephanie M. Boyd

3424 CHARING WOOD LN, BIRMINGHAM, AL 35242

Send tax statement to grantee



Real Estate Sales Validation Form

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

Grantor's Name Robert A. Boyd Jr and
Mailing Address Stephanie M Lynn
3424 Charing Wood Ln.
Birmingham, AL 35242

Grantee's Name Robert A. Boyd Jr. and
Mailing Address Stephanie M Boyd
3424 Charing Wood Ln.
Birmingham, AL 35242

Property Address 3424 Charing Wood Ln.
Birmingham, AL 35242

Date of Sale 10/9/2012

Total Purchase Price \$ ~~7~~

or

Actual Value

\$

or

Assessor's Market Value \$ 209,400.00



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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 10/5/12

Print Clarissa M. Silver

Sign Clarissa M. Silver

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1