

20121214000478600 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/14/2012 02:48:18 PM FILED/CERT

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STATE OF ALABAMA
SHELBY COUNTY

Return To:

America's Reverse Title Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677

*Source of THE
DEED BOOK 71
PAGE 92*

~~Return To &~~ Mail Tax Statements To:
VIRGINIA GORMAN
4562 OLD CALDWELL MILL ROAD
BIRMINGHAM, AL 35242

Property Tax ID#: 10 2 03 0 001 050.004

*DEED TO Clear THE
Removing middle initial*

R-11711

QUIT CLAIM DEED

Know all men by these presents, VIRGINIA V GORMAN, an unmarried woman, whose address is 4562 OLD CALDWELL MILL ROAD, BIRMINGHAM, AL 35242, (hereinafter called Grantor) that for and in consideration of the sum of 0.00 Dollars (\$ 0) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to VIRGINIA GORMAN, an unmarried woman, whose post office address is 4562 OLD CALDWELL MILL ROAD, BIRMINGHAM, AL 35242, (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: 4562 OLD CALDWELL MILL ROAD, BIRMINGHAM, AL 35242

To have and to hold to said GRANTEE forever.

Given under my hand this 26th day of November, 2012.

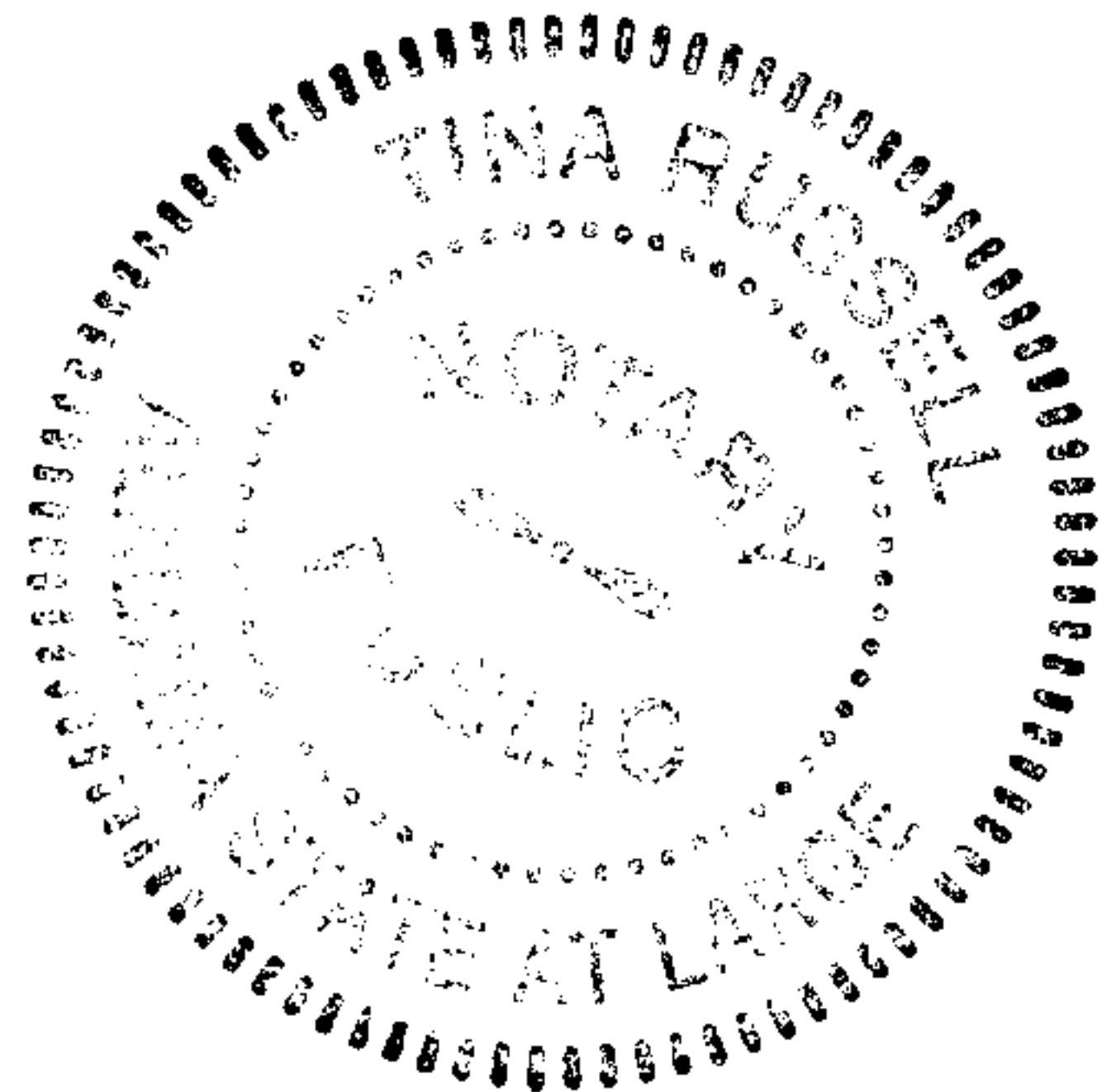
Virginia V. Gorman
VIRGINIA V GORMAN

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STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA V GORMAN, an unmarried woman, 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 26th day of November, 2012.



Tina Russell
NOTARY PUBLIC
My Commission Expires: 2/15/2013

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


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“Exhibit A”

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA
TO-WIT:

A PART OF THE SW 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 WEST
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE
CORNER OF SAID 1/4-1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAME A
DISTANCE OF 145.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE
LAST NAMED COURSE A DISTANCE OF 220.0 FEET, THENCE 98 DEG 21 MIN TO THE RIGHT
IN A NORTHEASTERLY DIRECTION A DISTANCE OF 128.21 FEET, THENCE 86 DEG 28 MIN
TO THE RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 201.15 FEET TO THE
WESTERLY RIGHT OF WAY LINE OF THE OLD CALDWELL MILL ROAD, SAID POINT BEING
ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEG 32 MIN A RADIUS OF
406.70 FEET, THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION A
DISTANCE OF 110.31 FEET TO THE POINT OF BEGINNING.

Parcel # 10 2 03 0 001 050.004

AKA: 4562 OLD CALDWELL MILL ROAD, BIRMINGHAM, SHELBY COUNTY AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Virginia V Gorman
Mailing Address 4562 Old Caldwell Mill Road
Birmingham, AL 35242

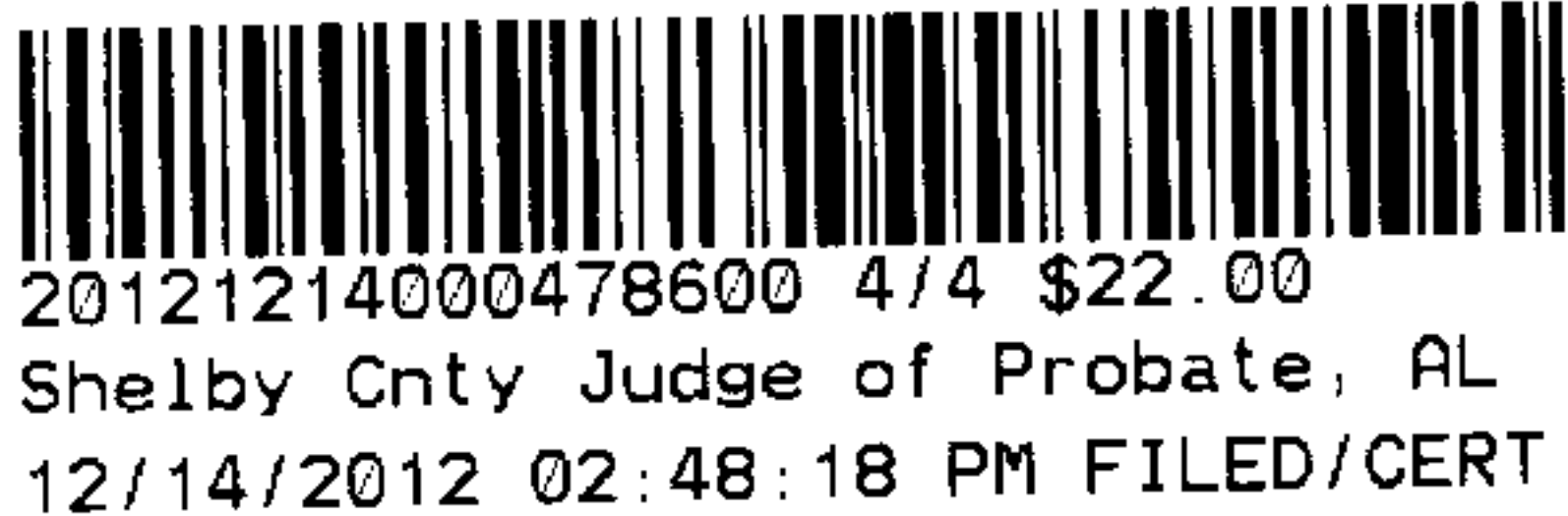
Grantee's Name Virginia Gorman
Mailing Address 4562 Old Caldwell Mill Road
Birmingham, AL 35242

Property Address 4562 Old Caldwell Mill Road
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 177,550.00



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 12/3/12

Print Shannon Nye

Unattested

Sign Shannon Nye

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1