

After Recording Return to:)
)

STATE OF ALABAMA

SHELBY COUNTY

20121220000486870 1/5 \$149.00
Shelby Cnty Judge of Probate, AL
12/20/2012 02:02:20 PM FILED/CERT

Mail Tax Statements To:

Richard J. Henry, Jr. & Connie G. Henry

429 Summerchase Dr

Calera, AL 35040

Shelby County, AL 12/20/2012
State of Alabama
Deed Tax:\$125.00

Tax ID: 22 8 33 0 002 081.000

File #: 802522

Return To:
TIMIOS, INC.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, RICHARD J. HENRY, JR., a/k/a RICHARD J. HENRY and CONNIE G. HENRY, who erroneously acquired title as RICHARD J. HENRY AND CONNIE J. HENRY, husband and wife, whose address is 429 Summerchase Dr, Calera, AL 35040, (hereinafter called Grantors) that for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant and convey to RICHARD J. HENRY, JR. and CONNIE G. HENRY, husband and wife, whose address is 429 Summerchase Dr, Calera, AL 35040, (hereinafter called Grantees) all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF TUSCALOOSA,
AND STATE OF ALABAMA, BEING DESCRIBED AS FOLLOWS:

LOT 42, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3, AS RECORDED
IN MAP BOOK 25, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO RICHARD J HENRY AND CONNIE J
HENRY BY DEED FROM HOLLIS R WARREN, A MARRIED MAN RECORDED
06/06/2002 IN DEED 20020606000268300, IN THE PROBATE JUDGE’S OFFICE FOR
SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 429 Summerchase Dr, Calera, AL 35040

APN #: 22 8 33 0 002 081.000

TO HAVE AND TO HOLD to said GRANTEES forever

Given under my hand this 9th day of NOVEMBER, 2012

Witnesses:

Witness

Richard J. Henry Jr.

RICHARD J. HENRY, JR., a/k/a

RICHARD J. HENRY

Print Name

Connie G. Henry

CONNIE G. HENRY

Witness

Print Name

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD J. HENRY, JR., a/k/a RICHARD J. HENRY and CONNIE G. HENRY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 9th day of NOVEMBER, 2012

[Signature]

NOTARY PUBLIC

20121220000486870 2/5 \$149.00
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My Commission Expires:

8-28-14

No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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 Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance

This Document Prepared By:

Curphey & Badger

c/o Angelina Whittington, Esquire

3849 Lithia Pinecrest Rd.

Valrico, FL 33546

Phone Number: _____



20121220000486870 3/5 \$149.00
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LEGAL DESCRIPTION

All that certain property situated in the county of SHELBY, and State of ALABAMA, being described as follows:

LOT 42, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3, AS RECORDED IN MAP BOOK 25, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO RICHARD J. HENRY AND CONNIE J. HENRY BY DEED FROM HOLLIS R. WARREN, A MARRIED MAN RECORDED 06/06/2002 IN DEED 20020606000268300, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.



20121220000486870 4/5 \$149.00
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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	<u>Richard J. Henry, Jr. a/k/a</u>	Grantee's Name	<u>Richard J. Henry JR and</u>
Mailing Address	<u>Richard J. Henry & Connie G. Henry</u>	Mailing Address	<u>Connie G. Henry</u>
	<u>429 Summerchase Dr</u>		<u>429 Summerchase Dr</u>
	<u>Calera, AL 35040</u>		<u>Calera, AL 35040</u>
Property Address	<u>429 Summerchase Dr</u>	Date of Sale	<u>November 9, 2012</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	\$ <u> </u>
	<u> </u>	or	
	<u> </u>	Actual Value	\$ <u>124,800</u>
		or	
		Assessor's Market Value	\$ <u> </u>

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)

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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	<u>11/14/12</u>	Print	<u>Diana Renteria</u>
<input type="checkbox"/> Unattested	<u> </u>	Sign	<u>Diana Renteria</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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