
20130103000003960 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/03/2013 01:05:57 PM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 7th day of December, 2012
by first party: Peggy A. Rivers f/k/a Peggy A. Rivers Johnson, an unmarried woman

to second party: Peggy A. Rivers

Whose address is: 1014 Daventry Drive, Calera, Alabama 35040

Witnesseth, That the said first party, for good consideration and for the sum of \$10.00 (Ten Dollars and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Jefferson, State of Alabama to wit:

Lot 25, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32, Shelby County, Alabama records.

The purpose of this deed is to correct my name from that certain Quit Claim Deed dated 03-18-2005 filed 07-21-2005 in Instrument No. 20050721000365510.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

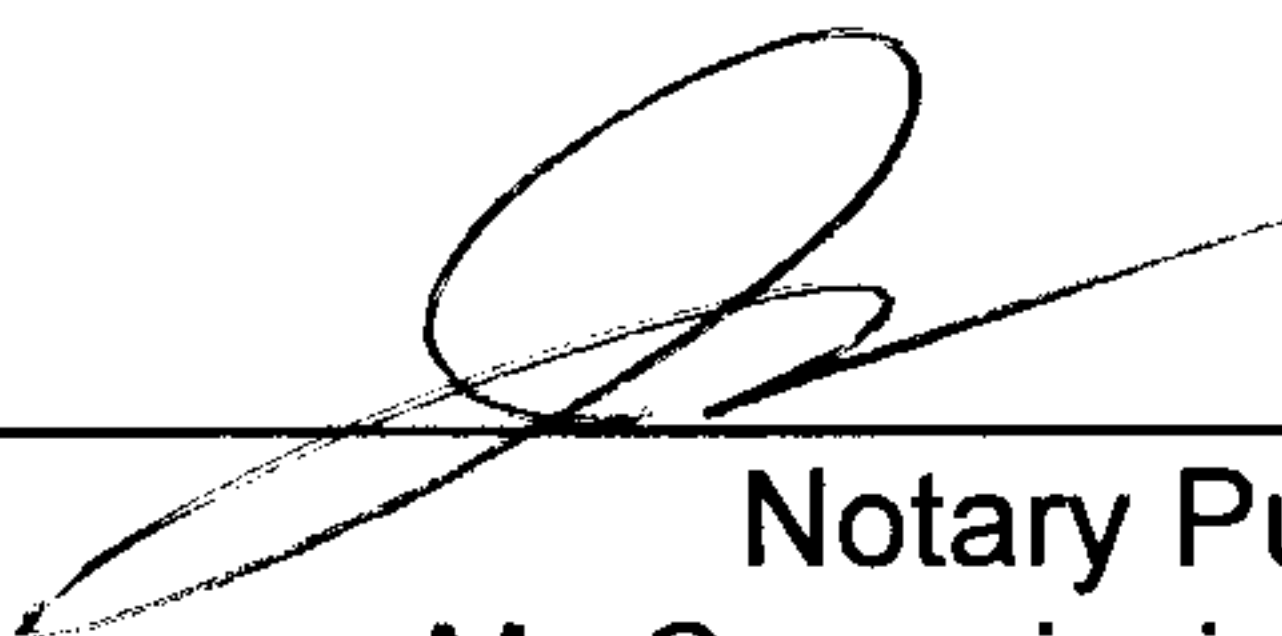
Dated this 7th day of December, 2012..


Peggy A. Rivers f/k/a Peggy A. Rivers Johnson

State of Alabama
County of Shelby

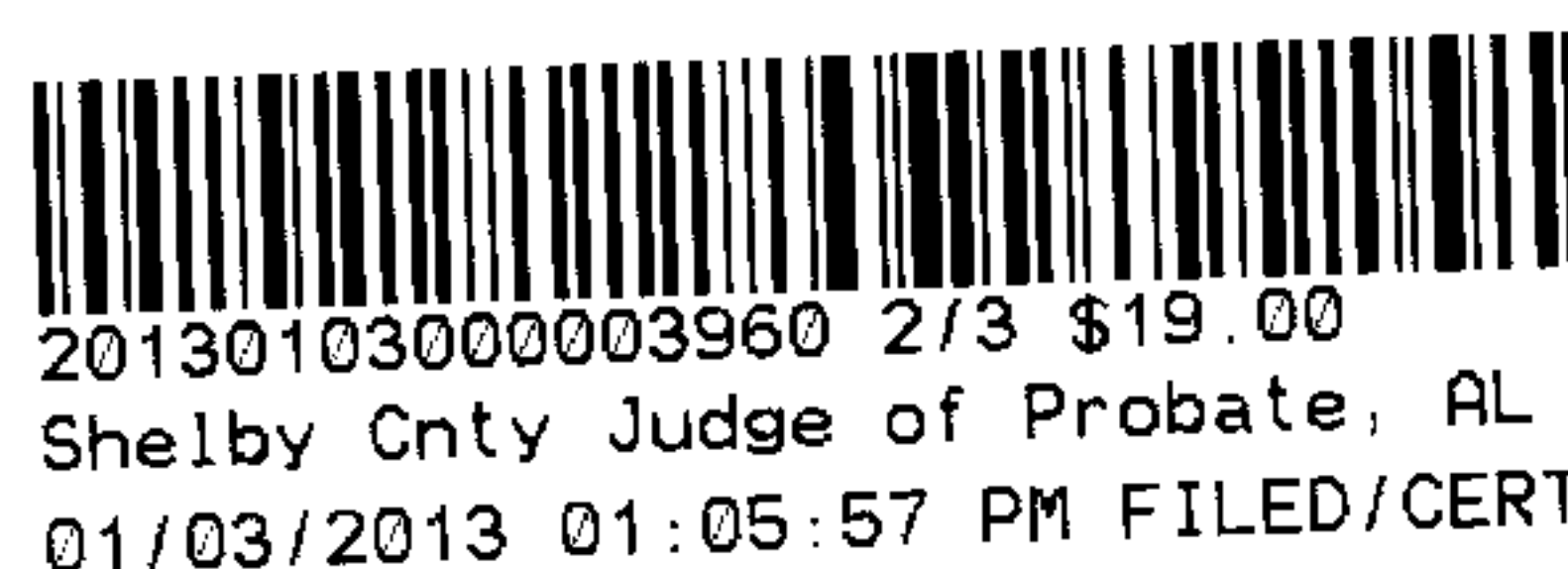
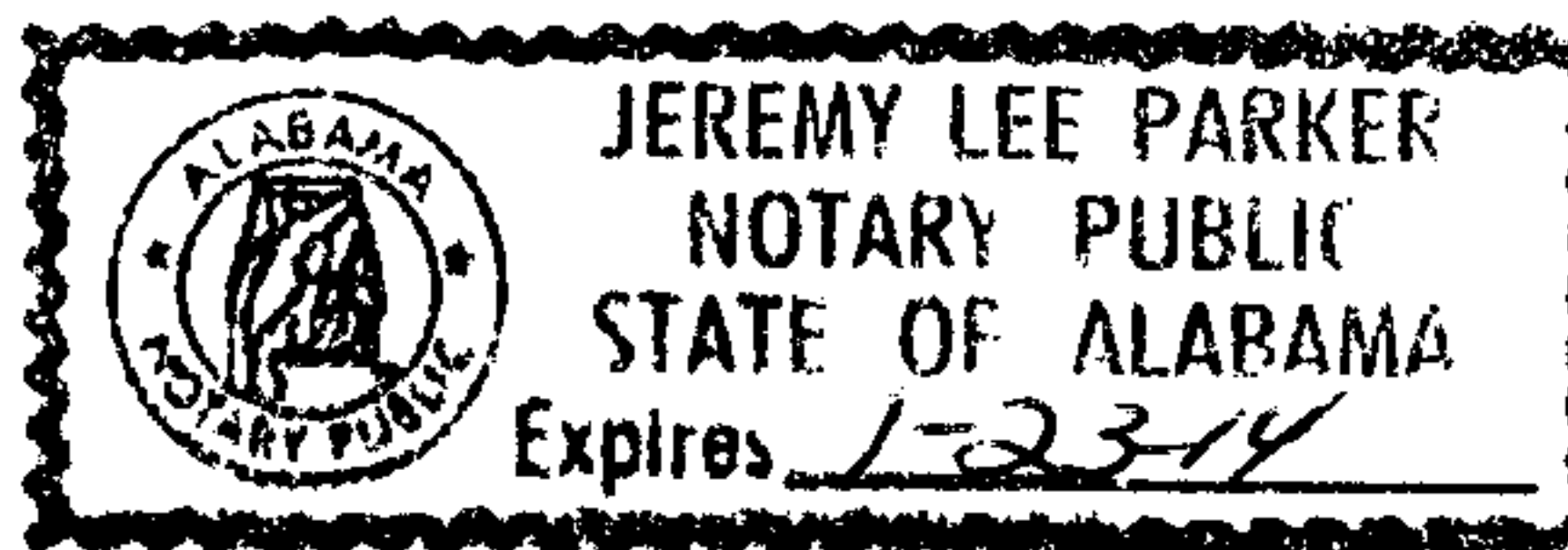
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Peggy A. Rivers f/k/a Peggy A. Rivers Johnson, an unmarried woman whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December A.D., 2012.



Notary Public
My Commission Expires:

PREPARED BY: Parker Law Firm, LLC
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216



Real Estate Sales Validation Form

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

Grantor's Name Peggy A Rivers Johnson
Mailing Address 1014 DAVENTRY Drive
CALEVA, AL 35040

Grantee's Name Peggy A Rivers
Mailing Address 1014 DAVENTRY Dr.
CALEVA, AL 35040

Property Address 1014 DAVENTRY Dr
CALEVA, AL 35040

Date of Sale 12-7-12
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 119,300.00

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 Corrective Deed to correct the
Grantee's Name

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 to whom interest in the property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12-7-12

Print Jeremy L Parker

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1