

20130306000092830 1/5 \$252.50
Shelby Cnty Judge of Probate, AL
03/06/2013 11:29:52 AM FILED/CERT

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Shelby County, AL 03/06/2013
State of Alabama
Deed Tax: \$228.50

STATE OF ~~ALABAMA~~ ^{cmH} Texas)
COUNTY OF ~~SHELBY~~ ^{cmH} Bollin)

78351348 Rec 154

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM F. RATLIFF, an unmarried man, and LESLIE LEANN RATLIFF, an unmarried woman, for and during their joint lives and upon the death of either of them, then to the survivor of them (herein, "Grantor"), whose address is 3632 Cumberland Trace, Birmingham, AL 35242, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to WILLIAM F. RATLIFF, an unmarried man, and LESLIE LEANN RATLIFF, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3632 Cumberland Trace, Birmingham, AL 35242, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3632 Cumberland Trace, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20061011000502900

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 16 day of January, 2013

Fair market Value: \$228,200.00

20130306000092830 2/5 \$252.50
Shelby Cnty Judge of Probate, AL
03/06/2013 11:29:52 AM FILED/CERT

GRANTOR:

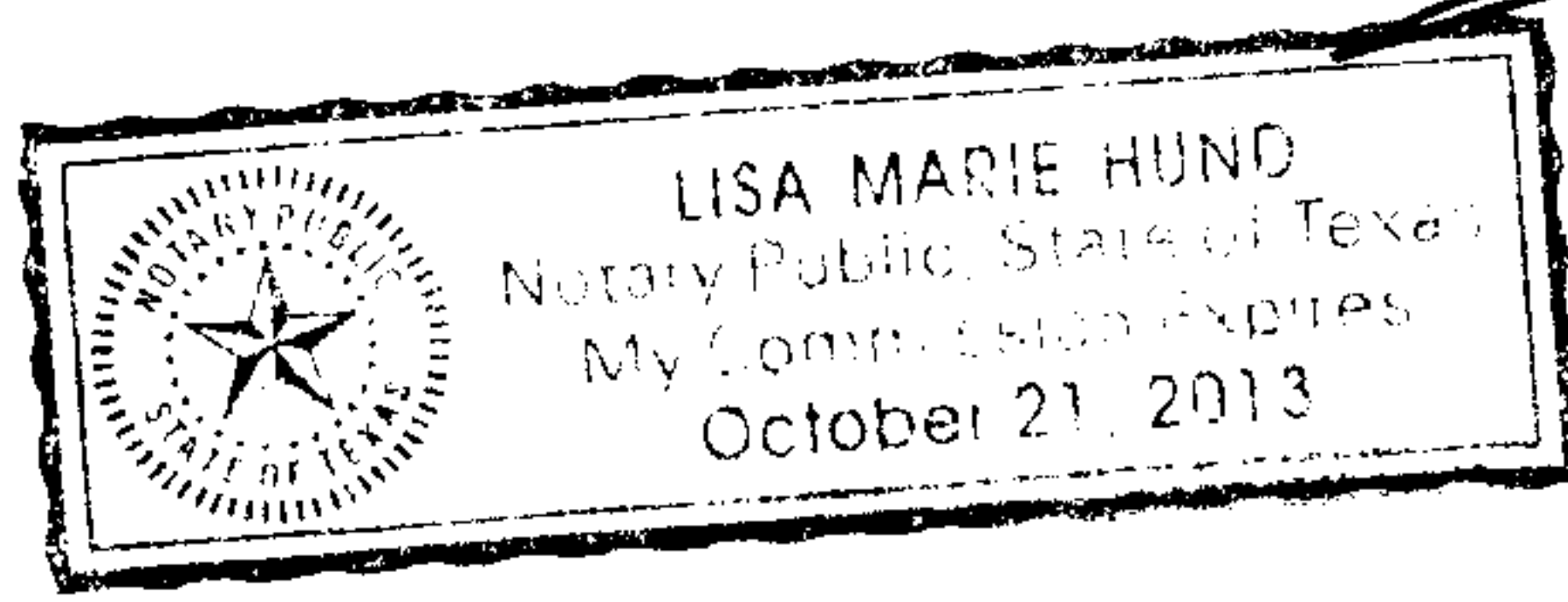
William F. Ratliff (SEAL)
William F. Ratliff

STATE OF Texas
COUNTY OF Collin

I, the undersigned Notary Public in and for said State and County, hereby certify that William F. Ratliff, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of January, 2013.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/13

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GRANTOR:

Leslie Leann Ratliff (SEAL)
Leslie Leann Ratliff

STATE OF Texas
COUNTY OF Collin

I, the undersigned Notary Public in and for said State and County, hereby certify that Leslie Leann Ratliff, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of January, 2013

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/13

This instrument was prepared by:

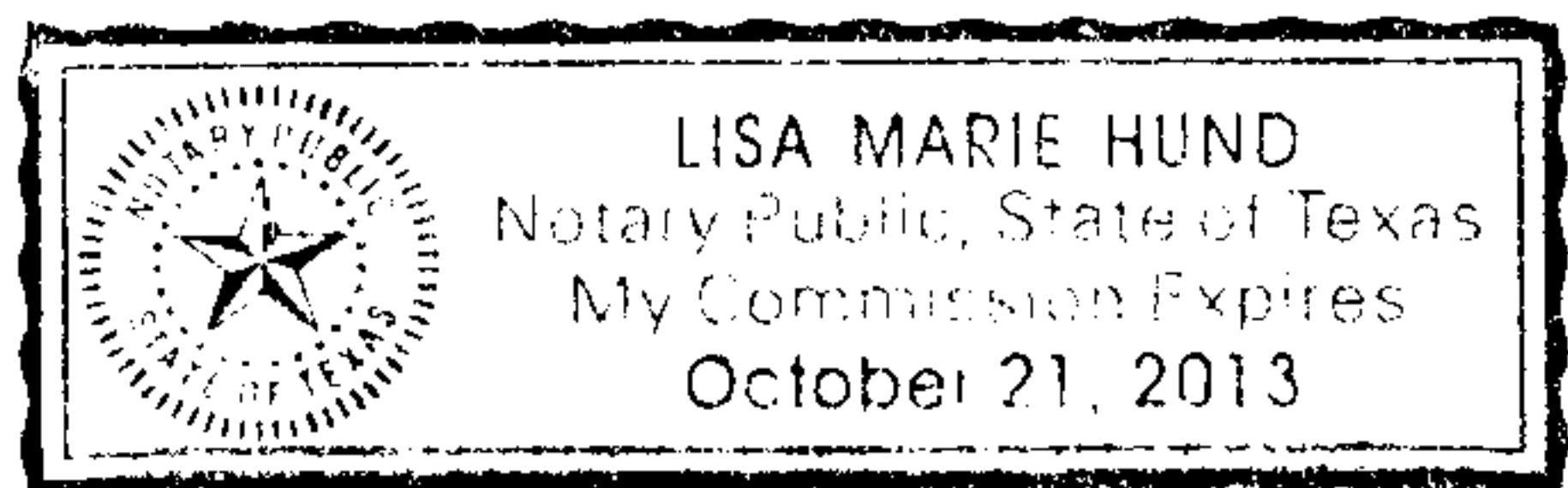
STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

WILLIAM F. RATLIFF
LESLIE LEANN RATLIFF
3632 CUMBERLAND TRACE
BIRMINGHAM, AL 35242

The Grantee's address is:

WILLIAM F. RATLIFF
LESLIE LEANN RATLIFF
3632 CUMBERLAND TRACE
BIRMINGHAM, AL 35242



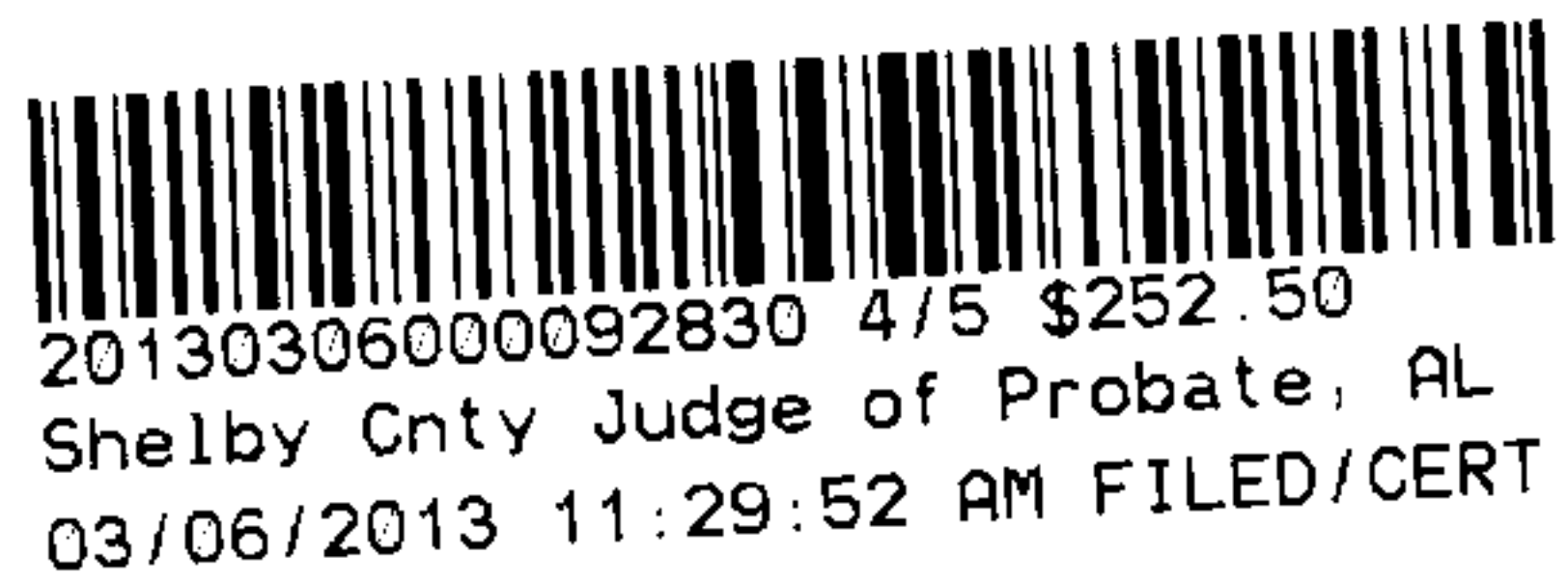


EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 117, ACCORDING TO THE RESURVEY OF LOT 117, MEADOWBROOK, SECOND SECTOR, SECOND PHASE, AS RECORDED IN MAP BOOK 9, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

EXCEPT AS TO THE HEREINABOVE RESTRICTIVE, COVENANTS, CONDITIONS, EASEMENTS AND AD VALOREM TAXES OF RECORD AND DO HEREBY WARRANT AND WILL FOREVER DEFEND THE TITLE TO SAID PROPERTY AND THE POSSESSION THEREOF.

PARCEL ID #09-3-06-0-002-032-000

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.



U03441718

7410 1/24/2013 78351348/1

Real Estate Sales Validation Form

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

Grantor's Name William F. Ratliff and
Mailing Address Leslie Leann Ratliff
3632 Cumberland Trace
Birmingham, AL 35242

Grantee's Name William F. Ratliff and
Mailing Address Leslie Leann Ratliff
3632 Cumberland Trace
Birmingham, AL 35243

Property Address 3632 Cumberland Trace
Birmingham, AL 35242

Date of Sale 01/16/2013

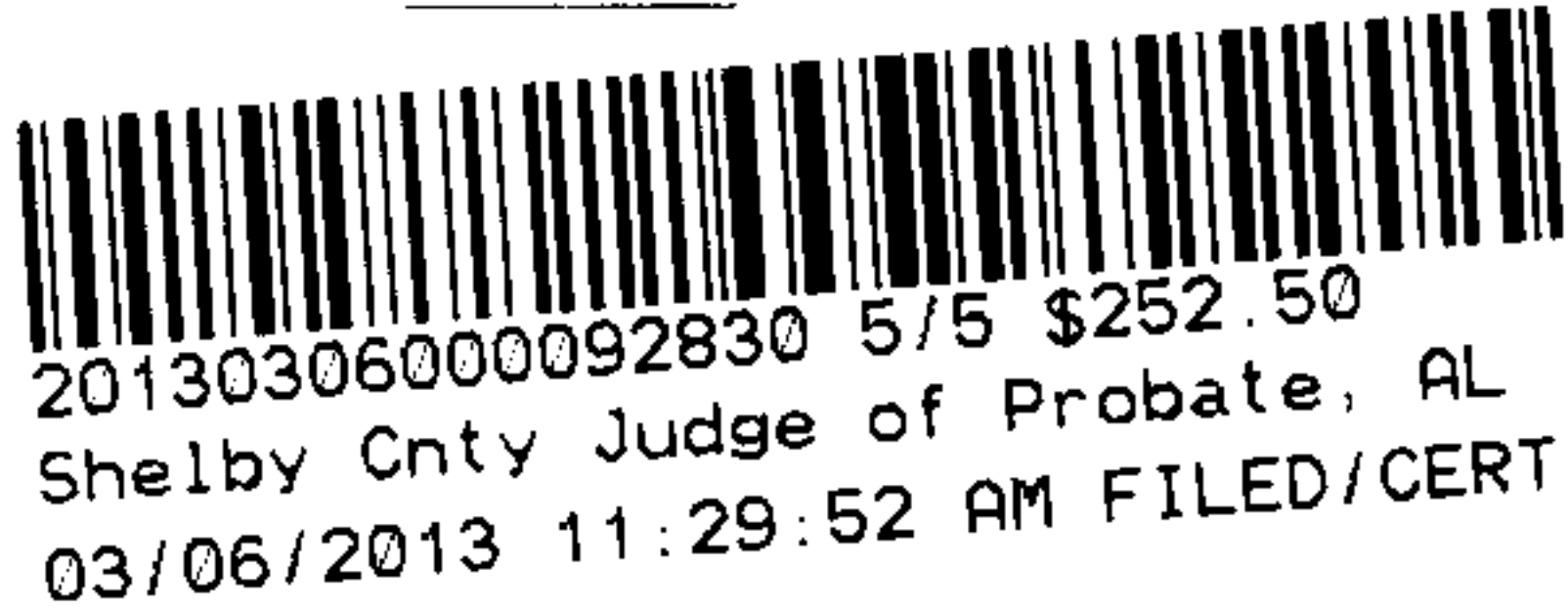
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 228,200.00



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

☐ Appraisal

☐ Sales Contract

☒ Other QuitClaim Deed

☐ 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 01/19/2013

Print Stephanie Botelho

Sign Stephanie Botelho

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1