



20130328000129490 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:20:08 PM FILED/CERT

pfz

Commitment Number: 13280409

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (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:

Placer Title Co. / NCS
5814 Lonetree Blvd.
Rocklin, CA 95765
(17-395980)

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-9-31-0-008-058000**

QUITCLAIM DEED

Amy W. Cravey married to grantee **Roy C. Cravey II**, hereinafter grantor, of **Shelby County, AL**, for \$ 0.00 () in consideration paid, grants and quitclaims to **Amy W. Cravey and Roy C. Cravey II**, wife and husband, hereinafter grantees, whose tax mailing address is **2041 Eagle Ridge Dr, Birmingham, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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

LOT 58, ACCORDING TO THE SURVEY OF TOWNES AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 30, PAGE 133 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL NUMBER(S): 03-9-31-0-008-058000

Property Address is: 2041 Eagle Ridge Dr, 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.

Shelby County, AL 03/28/2013
State of Alabama
Deed Tax: \$110.00

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 20060126000044280

Executed by the undersigned on 2-15-13, 2013:

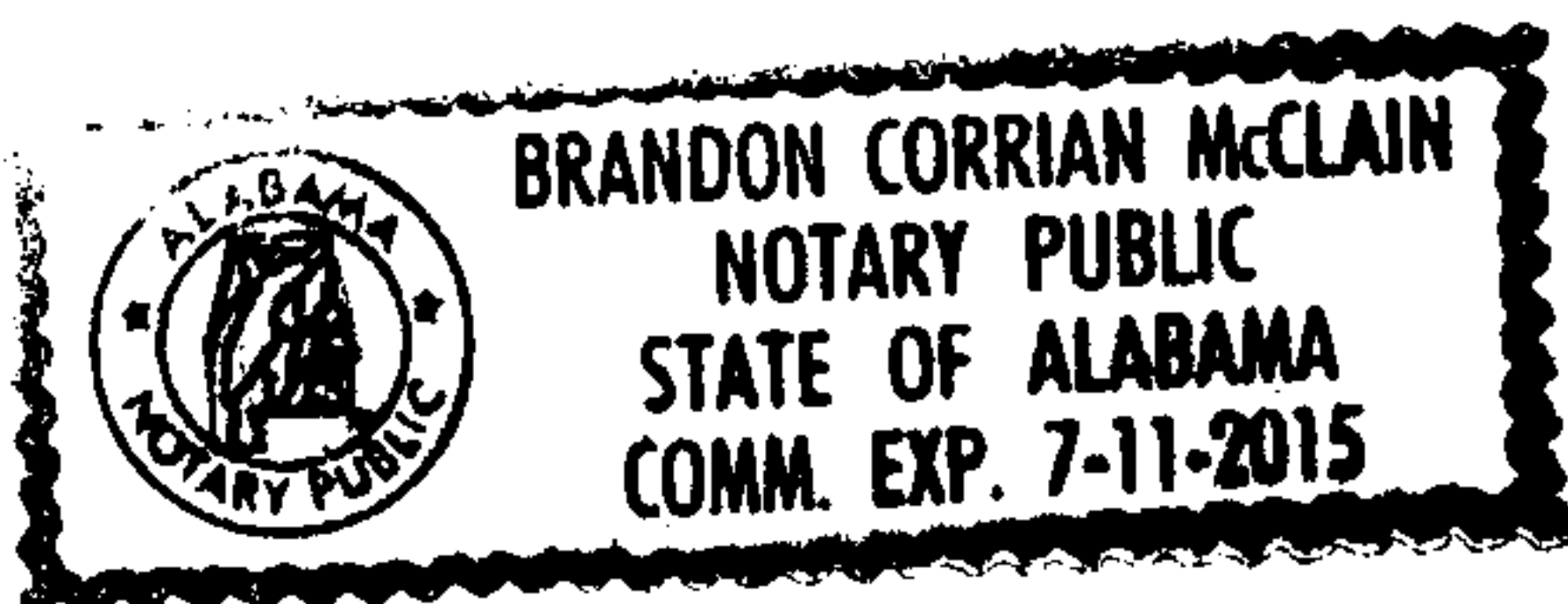
Amy W. Cravey
Amy W. Cravey

Roy C. Cravey II
Roy C. Cravey II

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Amy W. Cravey and Roy C. Cravey II 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 15th day of Feb, 2013



Brandon Corrian McClain
Notary Public
Brandon Corrian McClain

20130328000129490 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:20:08 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name AMY W. CRAVEY
Mailing Address 2041 EAGLE RIDGE DRIVE
BIRMINGHAM, AL 35242

Grantee's Name AMY W. CRAVEY
Mailing Address ROY C. CRAVEY, II
2041 EAGLE RIDGE DRIVE
BIRMINGHAM, AL 35242

Property Address 2041 EAGLE RIDGE DRIVE
BIRMINGHAM, AL 35242

Date of Sale 02/15/2013 (REFINANCE)
Total Purchase Price \$ ~~0.00~~

or
Actual Value \$

or
Assessor's Market Value \$ 219,900.00
Tax to be paid on 1/2 (\$109,950.00)



20130328000129490 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:20:08 PM FILED/CERT

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 Adding spouse, recording w/ a mortgage, paying mtg tax, refi only
☒ 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 3/12/13

Print Sylvia Flake

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1