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5 7229494-1883587
After Recording Return to:

TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 57229494

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405



20130418000159050 1/5 \$122.50
Shelby Cnty Judge of Probate, AL
04/18/2013 01:30:19 PM FILED/CERT

Tax ID No.: 27 5 21 4 001 017.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

FMV=

THIS INDENTURE made and entered into on this 15 day of February, 2013, by and between J. MICHAEL LUDWIG, AN UNMARRIED MAN, of 215 PINEVIEW ROAD, MONTEVALLO, AL 35115 AND CHRISTINA B. HOLMAN, F/K/A CHRISTINA B. LUDWIG, A MARRIED WOMAN, whose address is 167 MILLER CIRCLE, PELHAM, LA 35124 WHO ACQUIRED TITLE AS HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, hereinafter referred to as Grantor(s) and J. MICHAEL LUDWIG, AN UNMARRIED MAN, of 215 PINEVIEW ROAD, MONTEVALLO, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 215 PINEVIEW ROAD, MONTEVALLO, AL 35115
Property Tax ID No.: 27 5 21 4 001 017.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

Prior instrument reference: DOCUMENT NUMBER 2001-23114, Recorded: 06/06/2001

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Shelby County, AL 04/18/2013
State of Alabama
Deed Tax: \$98.50

Assessor's parcel No. 27 5 21 4 001 017.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Christina B Holman
CHRISTINA B. HOLMAN, F/K/A
CHRISTINA B. LUDWIG

STATE OF AL
COUNTY OF Shelby

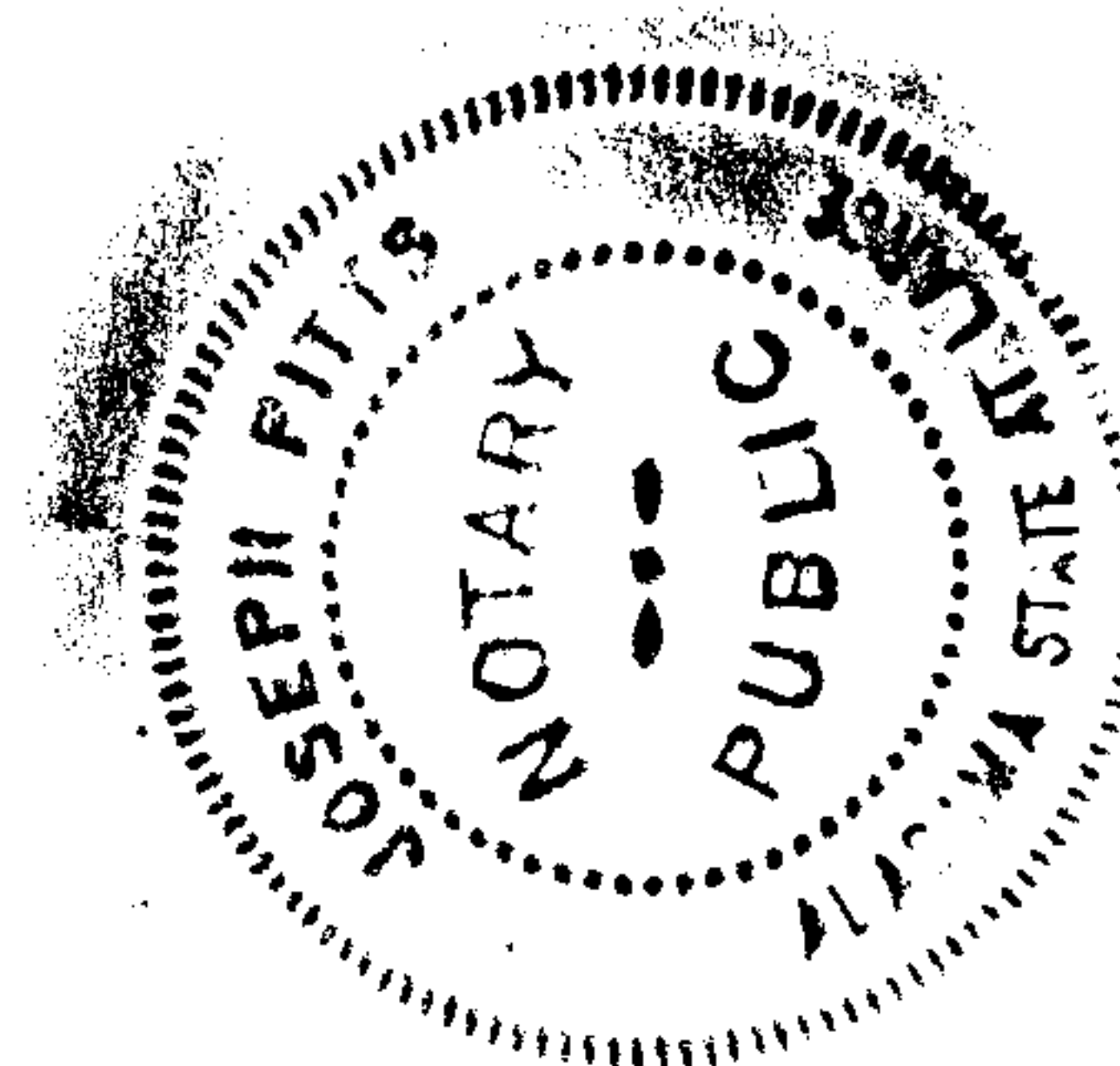
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Christina B Holman, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of Feb, 2013.

Joseph P. Fitts
NOTARY PUBLIC

My commission expires:

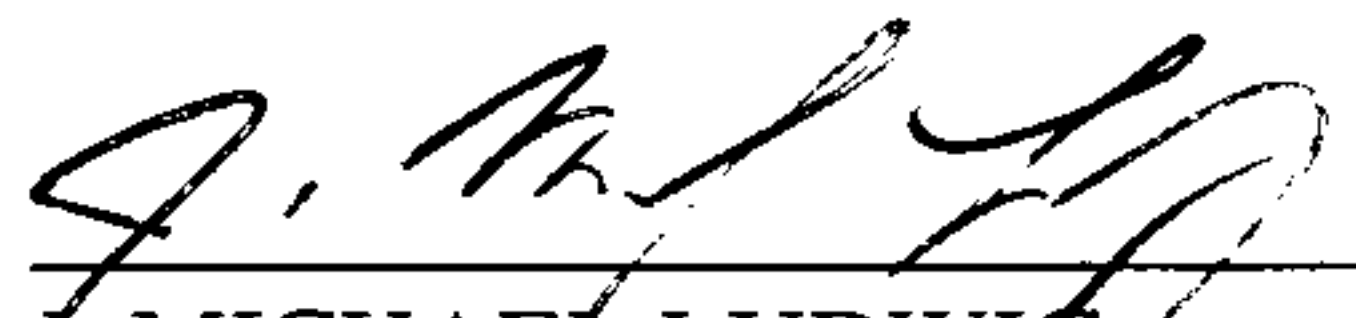
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 29, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20130418000159050 2/5 \$122.50
Shelby Cnty Judge of Probate, AL
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Assessor's parcel No. 27 5 21 4 001 017.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


J. MICHAEL LUDWIG

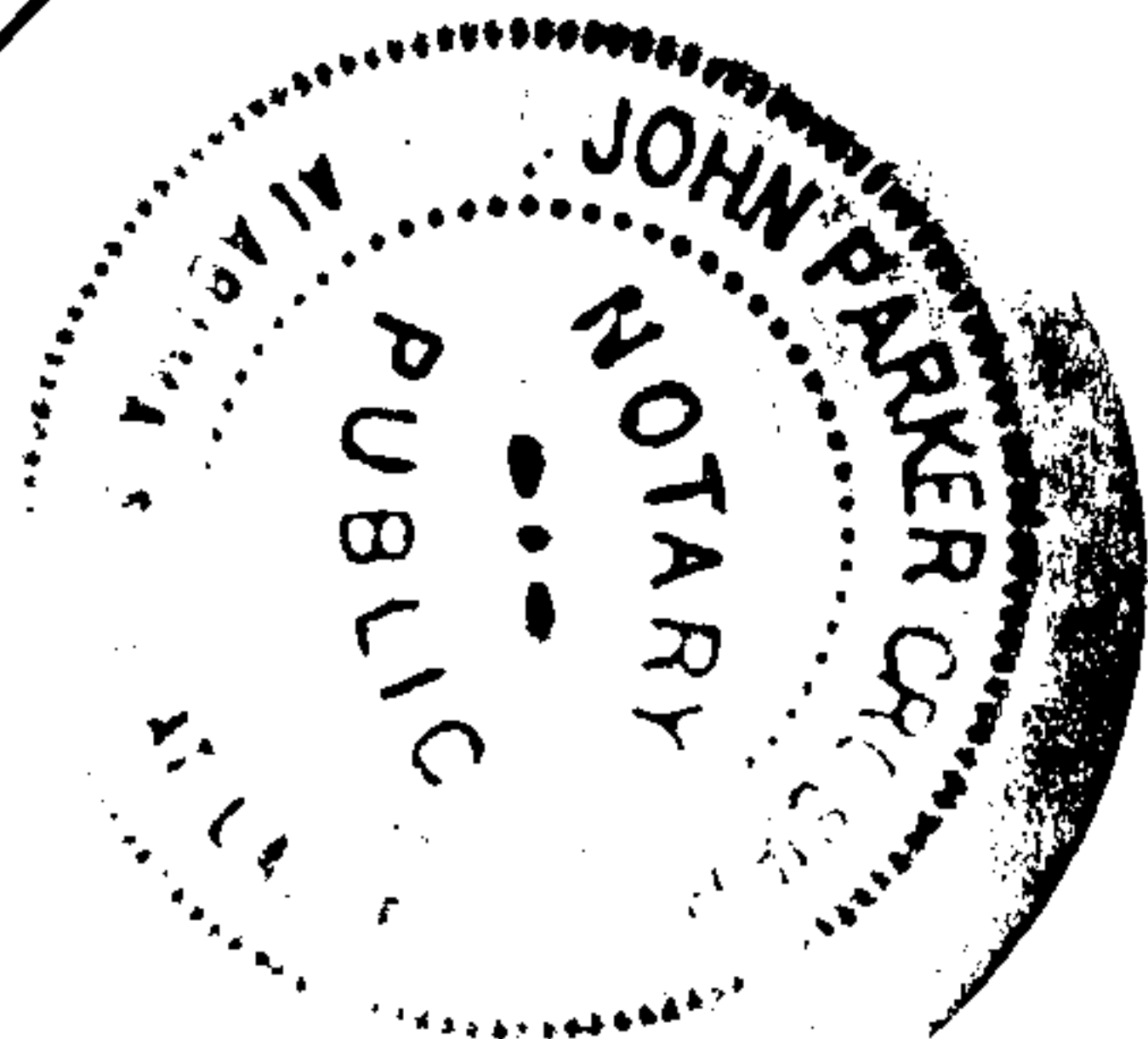
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that J. Michael Ludwig, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of March, 2013.


NOTARY PUBLIC

My commission expires: 8-28-14




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Shelby Cnty Judge of Probate, AL
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EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF SHELBY IN THE STATE OF AL:

LOT 6, IN BLOCK 1, ACCORDING TO ARDEN SUBDIVISION TO THE TOWN OF MONTEVALLO AS SHOWN BY MAP OF SAID SUBDIVISION RECORDED IN MAP BOOK 3, ON PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO, A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 6, AND THENCE RUN NORTH 5 DEGREES 02 MINUTES WEST A DISTANCE OF 47.0 FEET TO THE NORTH BOUNDARY LINE OF NW 1/4 OF SE 1/4 OF SAID SECTION 21; THENCE NORTH 34 DEGREES 27 MINUTES EAST ALONG SAID BOUNDARY LINE A DISTANCE OF 100.0 FEET; THENCE SOUTH 5 DEGREES 02 MINUTES EAST 48.5 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID LOT A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

TAX ID NUMBER(S): 27 5 21 4 001 017.000

PROPERTY COMMONLY KNOWN AS: 215 PINEVIEW ROAD, MONTEVALLO, AL 35115

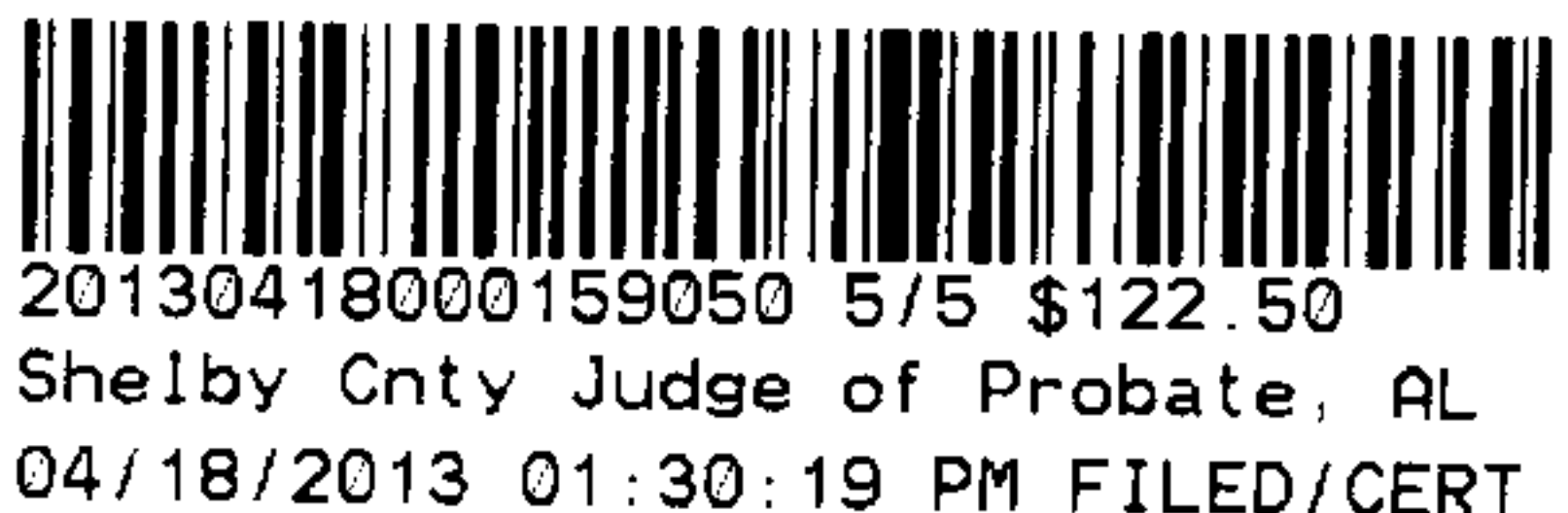

20130418000159050 4/5 \$122.50
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U03695181
1632 4/1/2013 78551042/1

Real Estate Sales Validation Form

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

Grantor's Name	<u>J. Michael Ludwig and Christina B. Holman, f/k/a Christina B. Ludwig</u>	Grantee's Name	<u>J. Michael Ludwig, an unmarried man</u>
Mailing Address	<u>215 Pineview Road</u> <u>Montevallo, Alabama 35115</u>	Mailing Address	<u>215 Pineview Road</u> <u>Montevallo, Alabama 35115</u>
Property Address	<u>215 Pineview Road</u> <u>Montevallo, Alabama 35115</u>	Date of Sale	<u>2/15/2013</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	<u>\$98,090.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other <u>www.sitexdata.com</u>
☐ 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 _____

Print J. Michael Ludwig Richard Russo

Unattested _____

Sign Richard Russo

(verified by)

(Grantor/Grantee/Owner/Agent) circle one