

After Recording Return to:

Return To:
LSI-LPS
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108



20130531000221470 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/31/2013 08:05:12 AM FILED/CERT

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Prepared By:
US Bank
3151 Highland Pointe
Owensboro, KY 42303

Tax ID: 351020003004000
File #: 15403282

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, JASON R. SHOWALTER and GRETCHEN WOLFF SHOWALTER f/k/a GRETCHEN A. WOLFF, husband and wife, whose address is 141 Bonneville Drive, 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 JASON R. SHOWALTER and GRETCHEN WOLFF SHOWALTER, husband and wife, as joint tenants with rights of survivorship, whose address is 141 Bonneville Drive, 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:

LOT 4, PHASE ONE, SECTOR ONE, RIDGECREST SUBDIVISION A SUBDIVISION ACCORDING TO A MAP OR PLAT THEREOF WHICH IS ON FILE OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 34 AT PAGE 17 AT PAGE 17, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

Assessor's Parcel No: 351020003004000
Property Address: 141 Bonneville Drive, Calera, AL 35040

TO HAVE AND TO HOLD to said GRANTEES forever

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

Signed, sealed and delivered in our presence:

Witnesses:

Witness

Print Name

Witness

Print Name

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was hereby acknowledged before me this 31st day of January, 2013, ~~2012~~ JASON R. SHOWALTER and GRETCHEN WOLFF SHOWALTER f/k/a GRETCHEN A. WOLFF, who are personally known to me or who have produced Drivers license, as identification, and who have signed this instrument willingly.

Mary Mair
Notary Public Mary Mair
My commission expires:

04/16/2014

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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 # _____



20130531000221470 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/31/2013 08:05:12 AM 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 Jason R. Showalter & Gretchen Wolff
Mailing Address Showalter, f/k/a Gretchen A. Wolff
141 Bonnevill Drive
Calera, AL 35040

Grantee's Name Jason R. Showalter & Gretchen Wolff
Mailing Address Showalter
141 Bonnevill Drive
Calera, AL 35040

Property Address 141 Bonnevill Drive
Calera, AL 35040

Date of Sale

1-31-13

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

13,266.00

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

☐ 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 1-31-13

Print

Amanda Robson

Sign

Amanda Robson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20130531000221470 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/31/2013 08:05:12 AM FILED/CERT