

After Recording Return to:

~~TITLE SOURCE~~

~~662 W. S. BOWARD AVENUE~~

~~DETROIT, MI 48226~~

~~File No. 57642695~~

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



20130604000228100 1/6 \$64.50
Shelby Cnty Judge of Probate, AL
06/04/2013 02:19:46 PM FILED/CERT

Tax ID No.: 23 2 03 4 001 059.000

When Recorded Return To:

Indecomm Global Services

2925 Country Drive

St. Paul, MN 55117

786 32127 Record 12*

57642695-1937753

QUIT CLAIM DEED

①

PURSUANT TO DIVORCE CASE NUMBER DR-09900302 DATED JUNE 8, 2010.

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 9th day of April, 2013, by and between JOHN L. BAKER, AN UNMARRIED MAN AND LEILANI MICHELENE BAKER, F/K/A LEILANI BOBBITT, AN UNMARRIED WOMAN, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, of 805 SHADYWOOD TERRACE, BIRMINGHAM AL 35206 hereinafter referred to as Grantor(s) and JOHN L. BAKER, AN UNMARRIED MAN, of 805 SHADYWOOD TERRACE, BIRMINGHAM AL 35206, 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, 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: 101 WINTERHAVEN CIRCLE, ALABASTER, AL 35007
Property Tax ID No.: 23 2 03 4 001 059.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 1999-18607, Recorded: 05/04/1999

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 06/04/2013
State of Alabama
Deed Tax: \$37.50

Assessor's parcel No. 23 2 03 4 001 059.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 9th day of April, 2013.

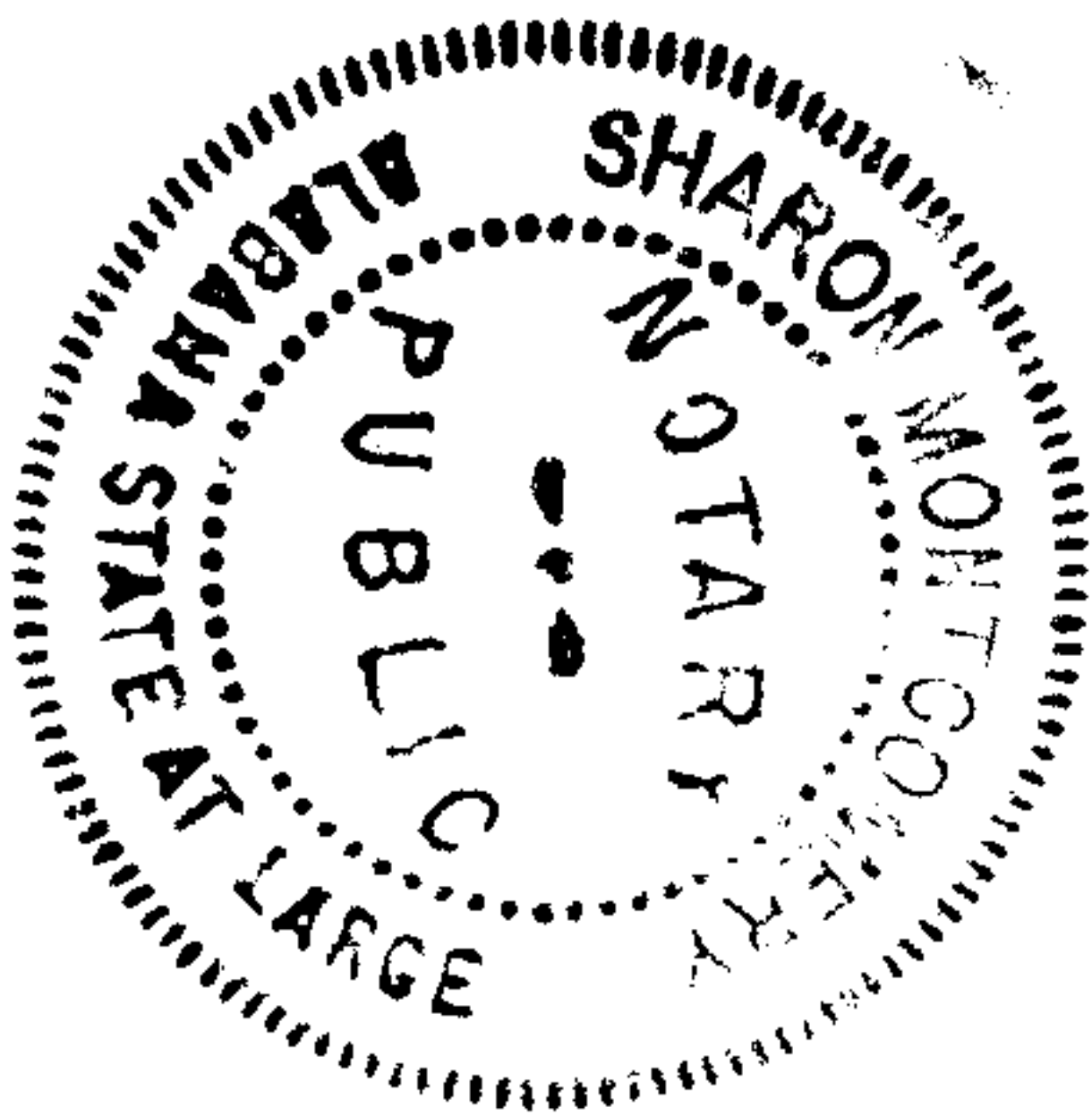
Leilani Micheline Baker
LEILANI MICHELENE BAKER,
F/K/A LEILANI BOBBITT

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Leilani Baker, 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 9th day of April, 2013.

Sharon Montgomery
NOTARY PUBLIC
My commission expires: 10/26/2015



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ALL-PURPOSE ACKNOWLEDGEMENT

State of Alabama

SS.

County of Jefferson

On April 15, 2013, before me, David Scott Watson, a Notary Public, personally appeared John L. Baker who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.
(state)

WITNESS my hand and official seal.

David Scott Watson

, Notary Public

My Commission Expires: July 16, 2014

(Seal)

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama
My Commission Expires July 16, 2014

Additional information:

Title/Date of document: Quit Claim deed

Signer(s) other than named above: _____



20130604000228100 3/6 \$64.50
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ALL-PURPOSE ACKNOWLEDGEMENT

State of Alabama

SS.

County of Jefferson

On April 15, 2013, before me, David Scott Watson, a Notary Public, personally appeared John L. Baker only who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.
(state)

WITNESS my hand and official seal.

David Scott Watson

David Scott Watson, Notary Public

My Commission Expires: July 16, 2014

(Seal)



DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama
My Commission Expires July 16, 2014

Additional information:

Title/Date of document: Real Estate Sales Validation Form

Signer(s) other than named above: None



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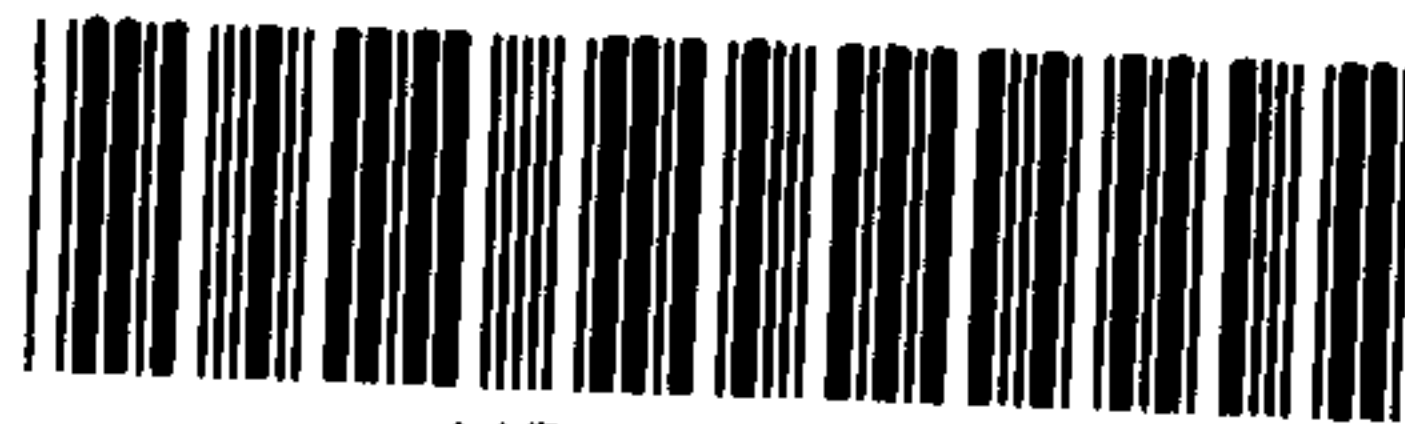
EXHIBIT A
LEGAL DESCRIPTION

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

LOT 10, IN BLOCK 5, ACCORDING TO THE SURVEY OF BERMUDA HILLS, SECOND SECTOR,
FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 16, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

TAX ID NUMBER(S): 23 2 03 4 001 059.000

PROPERTY COMMONLY KNOWN AS: 101 WINTERHAVEN CIRCLE, ALABASTER, AL 35007



U03794685

1632 4/25/2013 78632127/1



20130604000228100 5/6 \$64.50
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Real Estate Sales Validation Form

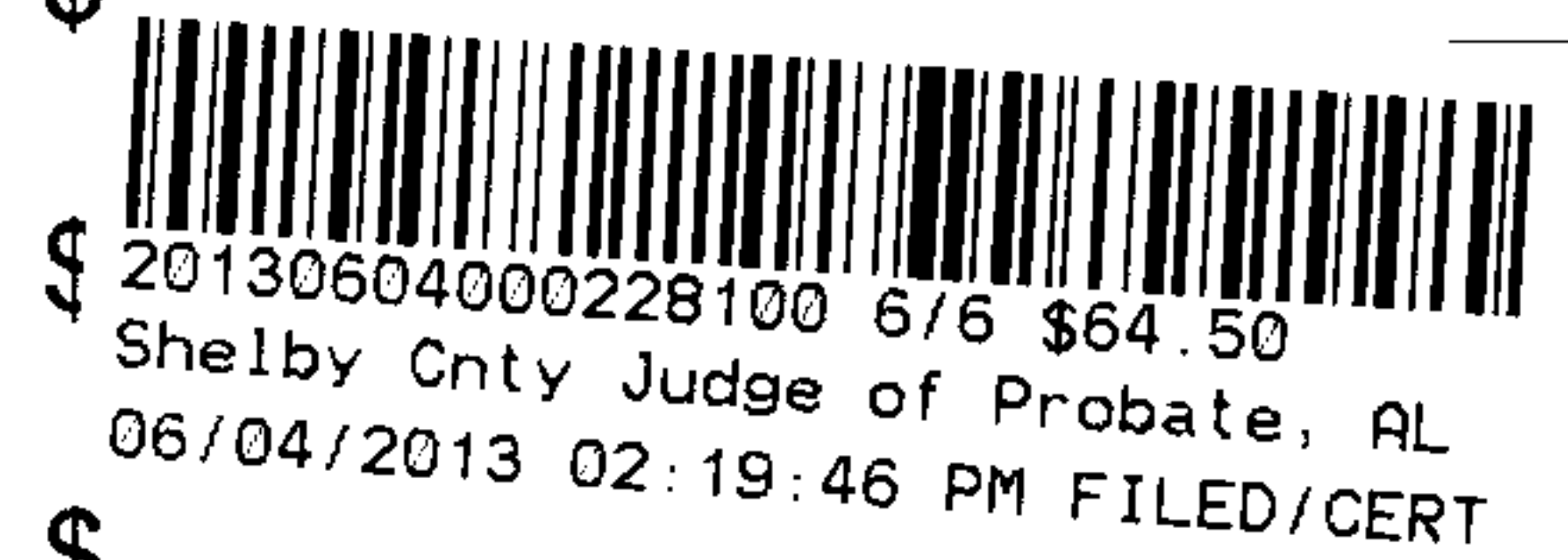
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John L. Baker, unmarried man
Mailing Address Leilani Baker, unmarried woman
101 Winterhaven Circle
Alabaster, AL 35007

Grantee's Name John L. Baker, unmarried man
Mailing Address 101 Winterhaven Circle
Alabaster, AL 35007

Property Address 101 Winterhaven Circle
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 27,440.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



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 _____

Print John L. Baker

Unattested _____
(verified by)

Sign John L. Baker
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1