

After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 57607070 - 1923368

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

Tax ID No.: 13 8 34 1 001 011.000

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

78651521 - 1
①


20130606000231010 1/5 \$164.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:50 AM FILED/CERT

FMV: 138,200

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this _____ day of _____, by and between ROBERT KEITH YORK, AN UNMARRIED MAN AND KEVIN MARC YORK, A MARRIED MAN, JOINED BY HIS SPOUSE, JULIE YORK, of 1234 TRIBE TRAIL, ALABASTER, AL 35007-9201, hereinafter referred to as Grantor(s) and FRANKIE HALE YORK, AN UNMARRIED WOMAN, of 1234 TRIBE TRAIL, ALABASTER, AL 35007-9201, 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: 1234 TRIBE TRAIL, ALABASTER, AL 35007-9201
Property Tax ID No.: 13 8 34 1 001 011.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20080307000094550, Recorded: 03/07/2008

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 06/06/2013
State of Alabama
Deed Tax: \$138.50

Assessor's parcel No. 13 8 34 1 001 011.000

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

Kevin Marc York
KEVIN MARC YORK

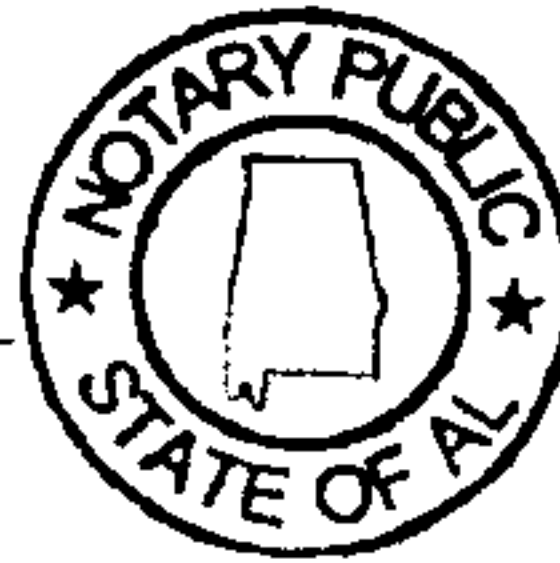
Julie York
JULIE YORK

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kevin m. York, Julie York, 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 20th day of March, 2013.

Jayesh M. Patel
NOTARY PUBLIC
My commission expires: Dec 17, 2016



Jayesh M. Patel
Notary Public State of A
My Comm. Expires Dec. 17, 20

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kevin m. York, Julie York, 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 20th day of March, 2013.

Jayesh M. Patel
NOTARY PUBLIC
My commission expires: Dec 17, 2016



Jayesh M. Patel
Notary Public State of AL
My Comm. Expires Dec. 17, 2016

20130606000231010 2/5 \$164.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:50 AM FILED/CERT

Assessor's parcel No. 13 8 34 1 001 011.000

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

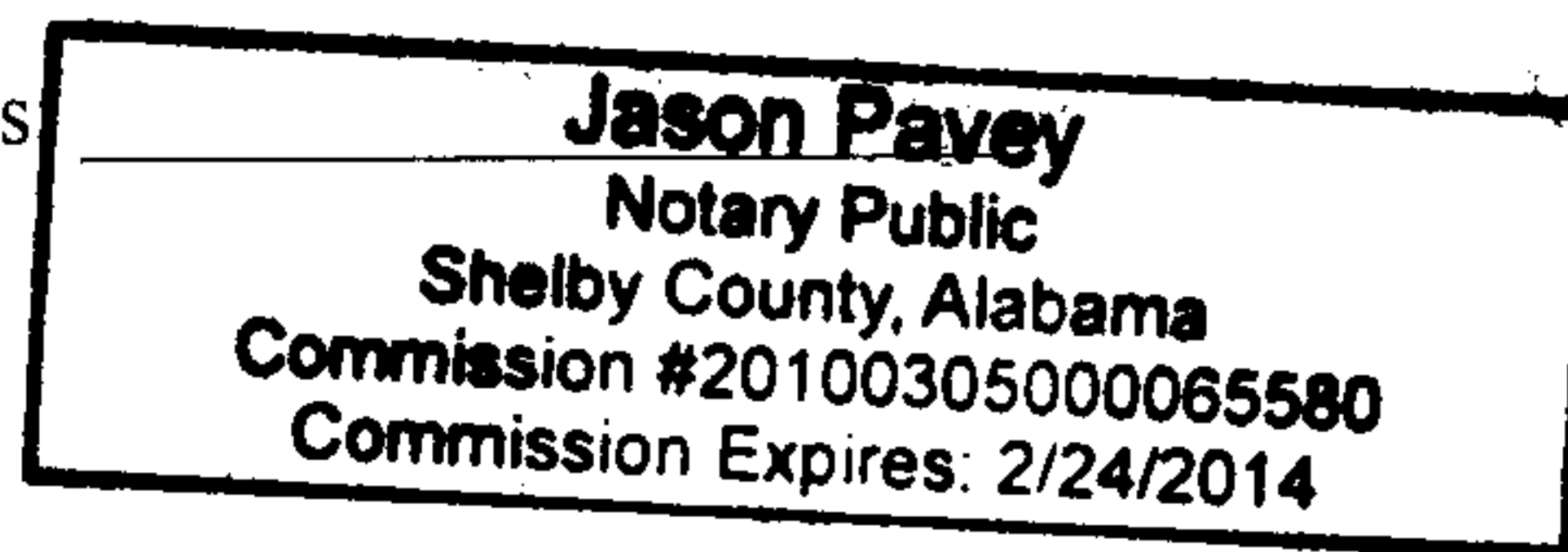

ROBERT KEITH YORK

STATE OF AL
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Robert Keith York, 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 21st day of March, 2013.


NOTARY PUBLIC
My commission expires



20130606000231010 3/5 \$164.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:50 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

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

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:

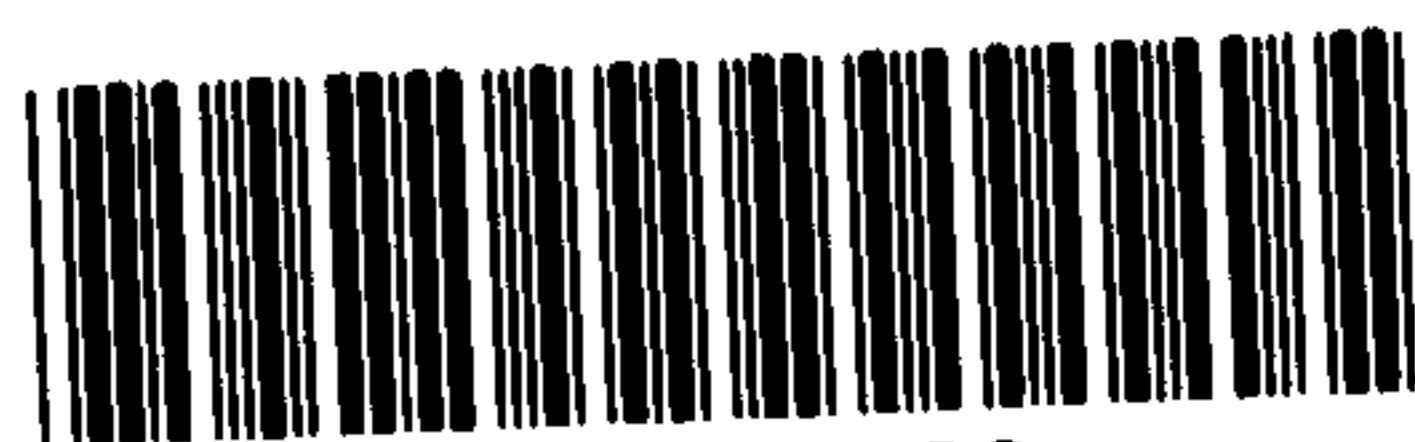
LOT 1 IN BLOCK 4, ACCORDING TO MAP OF NAVAJO HILLS, FIRST SECTOR, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY. ALABAMA IN MAP BOOK 5, ON PAGE 18.

TAX ID NUMBER(S): 13 8 34 1 001 011.000

PROPERTY COMMONLY KNOWN AS: 1234 TRIBE TRAIL, ALABASTER, AL 35007-9201



20130606000231010 4/5 \$164.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:50 AM FILED/CERT



U03818996

1639 5/2/2013 78651521/1

Real Estate Sales Validation Form

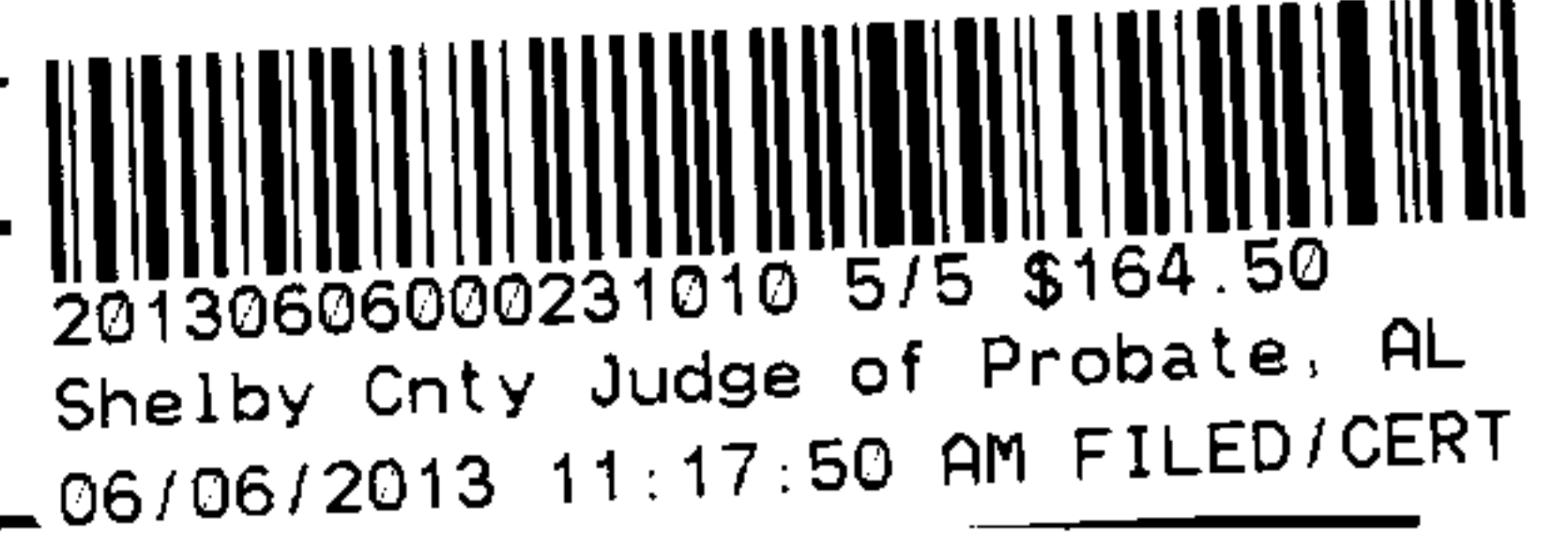
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert Keith York and
Mailing Address Kevin Marc York
1234 TRIBE TRAIL
ALABASTER, AL 35007

Grantee's Name Frankie Hale York
Mailing Address 1234 TRIBE TRAIL
ALABASTER, AL 35007

Property Address 1234 TRIBE TRAIL
ALABASTER, AL 35007

Date of Sale _____
Total Purchase Price _____
\$ or _____
Actual Value \$ _____
or _____
Assessor's Market Value \$ 138,200



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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other

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 5/23/13

Print Phyllis Carter - Agent

☐ Unattested

Sign Phyllis Carter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one