

20130612000241020 1/4 \$87.50
Shelby Cnty Judge of Probate, AL
06/12/2013 12:12:58 PM FILED/CERT

Commitment Number: 13CM01742

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:

**RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

13WR23683

QUITCLAIM DEED

Robert L. Segrest, Jr. and Stacy D. Segrest, also known as Stacy Darnell Segrest, both divorced and not remarried, hereinafter grantors, for \$ 0.00 (zero dollars) in consideration paid, grant and quitclaim to Stacy Darnell Segrest, unmarried, hereinafter grantee, whose tax mailing address is 172 Greenfield Lane, Alabaster, AL 35007 with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

See Exhibit A

Property Address is: 172 GREENFIELD LANE, ALABASTER, AL 35007

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.


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.

Shelby County, AL 06/12/2013
State of Alabama
Deed Tax: \$66.50

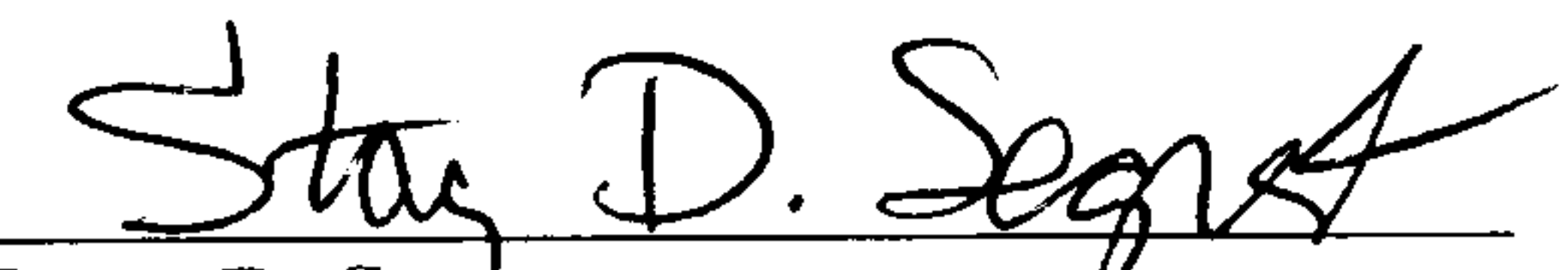
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2001-31600**

Executed by the undersigned on May 13, 2013:



Robert L. Segrest, Jr.



Stacy D. Segrest

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Robert L. Segrest, Jr. And Stacy D. Segrest** 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 13 day of May, 2013



Notary Public

Patsy J. Cochran

**My Commission Expires
February 12, 2016**



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 7 352 001 008.030

Land Situated in the City of Alabaster in the County of Shelby in the State of AL

**DESCRIBED AS LOT 77, ACCORDING TO THE SURVEY OF GREENFIELD, SECTOR TWO, AS RECORDED IN
MAP BOOK 15, PAGE 106, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.**

Commonly known as: 172 Greenfield Lane , Alabaster, AL 35007



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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 Robert L. Segrest, Jr.
Mailing Address Stacy D. Segrest aka Stacy Darnell Segrest 172 Greenfield Ln. Alabaster, AL. 35007

Grantee's Name Stacy Darnell Segrest
Mailing Address 172 Greenfield Ln Alabaster, AL. 35007

Property Address 172 Greenfield Ln. Alabaster, AL. 35007

Date of Sale 5/13/13
Total Purchase Price \$ 0
or 132,907.00 (1/2 is taxable)
Actual Value \$132,907
or \$66,453.50
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
Sales Contract
Closing Statement
Appraisal
Other Assumption

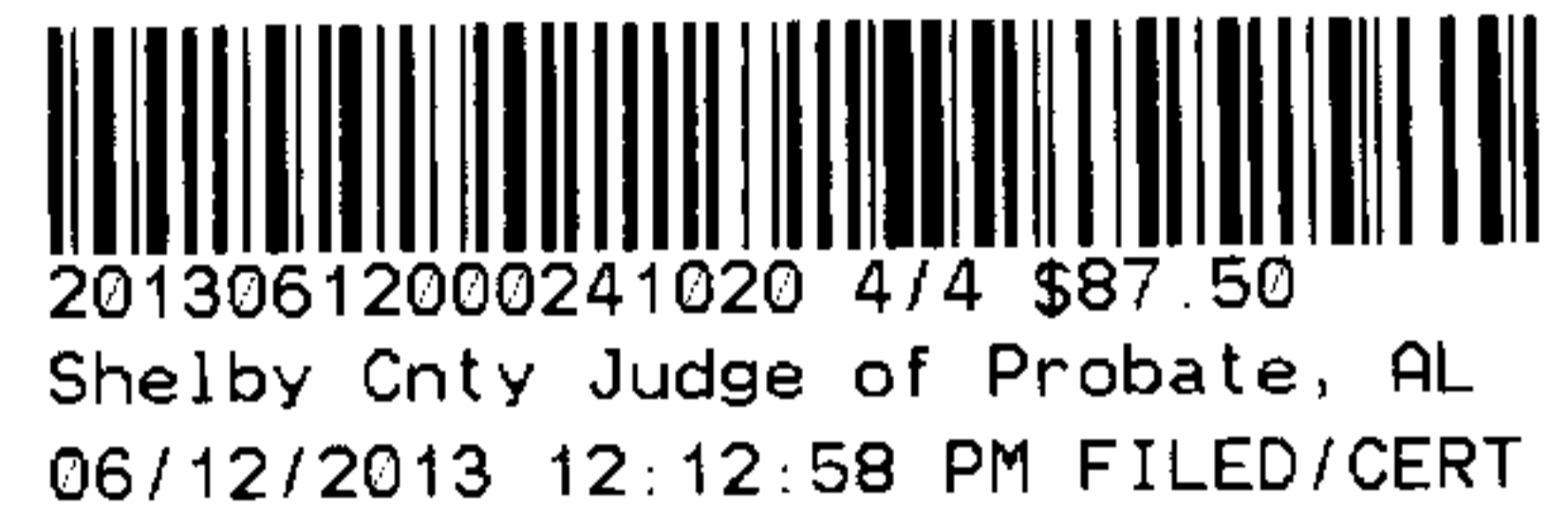
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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, i



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 5/17/13

Print Clarissa M. Silver

Unattested (verified by)

Sign Clarissa M. Silver (Grantor/Grantee/Owner/Agent) circle one