

20130621000254350 1/4 \$44.00
Shelby Cnty Judge of Probate: AL
06/21/2013 10:20:56 AM FILED/CERT

After Recording Return to:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE, SUITE 200
ROCKVILLE, MI 20855
File No. T-99236-13

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

Tax ID No.: 09 9 32 0 003 008 000

QUIT CLAIM DEED

Source of Title: By warranty deed, in document #: 20060919000463380

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 17 day of May 2013, by and between KEVIN R. CLARK AND LEIGH S. CLARK, F/K/A LEIGH K. SANFORD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of 231 BRYNLEIGH CIRCLE, CHELSEA, AL 35043 hereinafter referred to as Grantor(s) and KEVIN R. CLARK AND LEIGH S. CLARK, HUSBAND AND WIFE, of 231 BRYNLEIGH CIRCLE, CHELSEA, AL 35043, 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: 231 BRYNLEIGH CIRCLE, CHELSEA, AL 35043
Property Tax ID No.: 09 9 32 0 003 008 000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20060424000189150, Recorded: 04/24/2006

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.

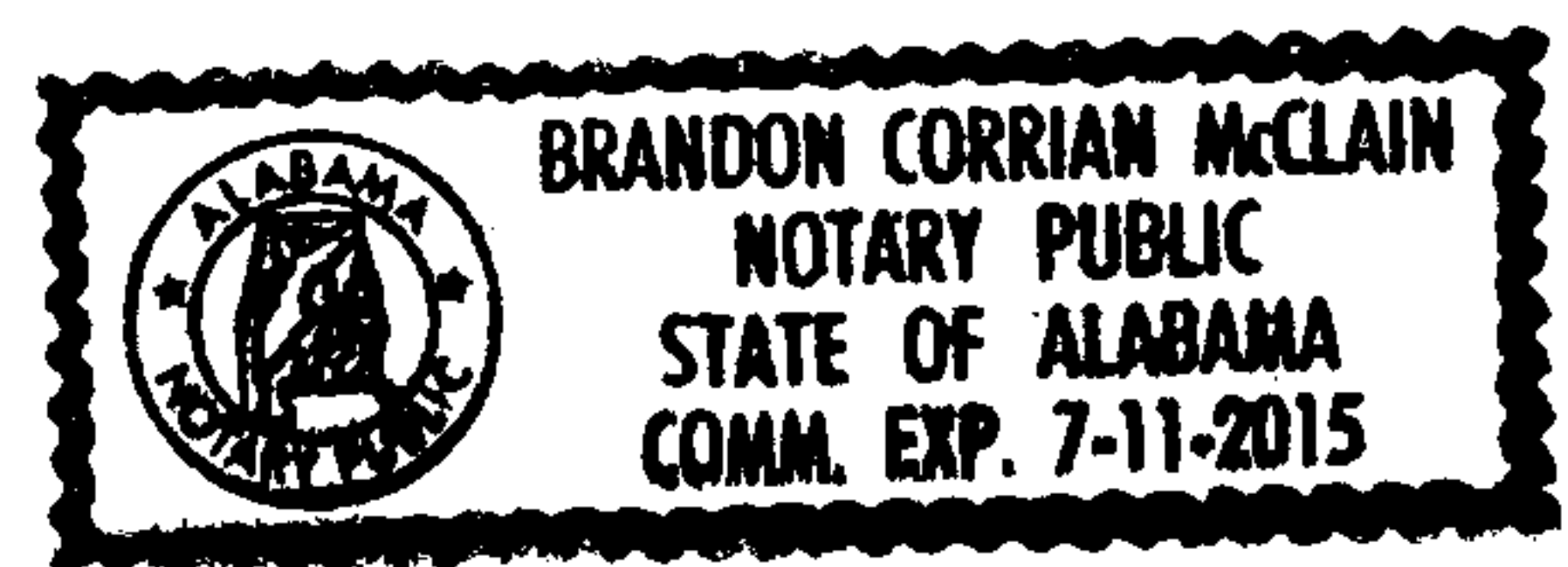
Assessor's parcel No. 09 9 32 0 003 008 000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 17 day of May, 20 13.

Kevin R. Clark
KEVIN R. CLARK

Leigh S. Clark F/K/A Leigh K. Sanford
LEIGH S. CLARK, F/K/A
LEIGH K. SANFORD

STATE OF AL
COUNTY OF Shelby



I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kevin R. Clark, 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 17th day of May, 2013

Brandon Corrian McClain
NOTARY PUBLIC
My commission expires: 7-11-15

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Leigh S. Clark, 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 17th day of May, 2013

Brandon Corrian McClain
NOTARY PUBLIC
My commission expires: 7-11-15



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LEGAL DESCRIPTION T-99236-13

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

LOT 208, ACCORDING TO THE SURVEY OF BRYNLEIGH ESTATES 2ND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID: 09-9-32-0-003-008.000

Being the same property as transferred by Warranty Deed on 08/31/2006 and recorded 09/19/2006 from DEMEIS-HOMESOUTH CUSTOM HOMES, LLC to KEVIN R. CLARK and LEIGH K. SANFORD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, , recorded in Document Number 20060919000463380



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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 Kevin R. Clark, Leigh K. Sanford
Mailing Address 231 Brynleigh circle
Chelsea, AL 35043

Grantee's Name Kevin R. Clark and Leigh J. Clark
Mailing Address 231 Brynleigh Cir.
Chelsea, AL 35043

Property Address 231 Brynleigh circle
Chelsea, AL 35043

Date of Sale 5-17-2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 21,700.00

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
☐ 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 5-21-2013

Print Jim Major

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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