

After Recording Return to:

Return To: 1635449
LSI-LPS
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108



20130912000371230 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/12/2013 03:35:36 PM FILED/CERT

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**STATE OF ALABAMA
SHELBY COUNTY**

Mail Tax Statements To:

Jennifer Seagle & Michael S Seagle
1032 Beaumont Avenue
Birmingham, AL 35242

Tax ID: 101010001165000

File #: 16354499

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, WE, JENNIFER SEAGLE, f/k/a JENNIFER JOY STALVEY, a married woman, who acquired title without marital status, herein joined by her spouse MICHAEL S SEAGLE, whose address is 1032 Beaumont Avenue, Birmingham, AL 35242, (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 JENNIFER SEAGLE and MICHAEL S SEAGLE, wife and husband, as joint tenants with right of survivorship, whose address is 1032 Beaumont Avenue, Birmingham, AL 35242, (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 82, ACCORDING TO THE FINAL PLAT OF RESIDENTIAL SUBDIVISION, BEAUMONT PHASE 5, AS RECORDED IN MAP BOOK 39, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 101010001165000

Property Address: 1032 Beaumont Avenue, Birmingham, AL 35242

Shelby County, AL 09/12/2013
State of Alabama
Deed Tax: \$26.50

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands this 26 day of June, 2013.

Witnesses:

Witness

Print Name

Witness

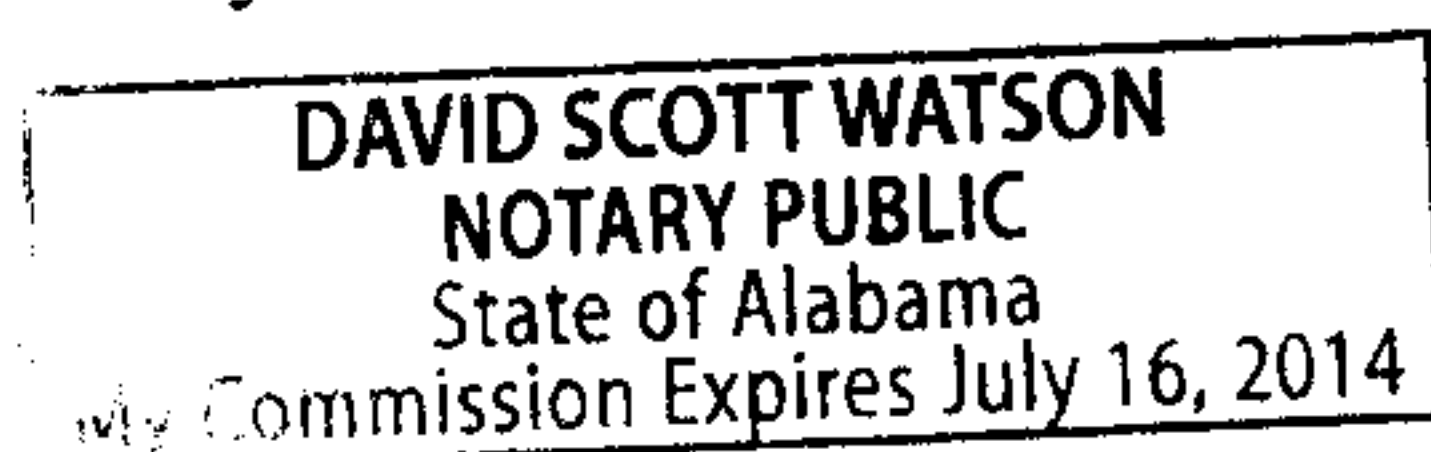
Print Name

STATE OF ALABAMA }

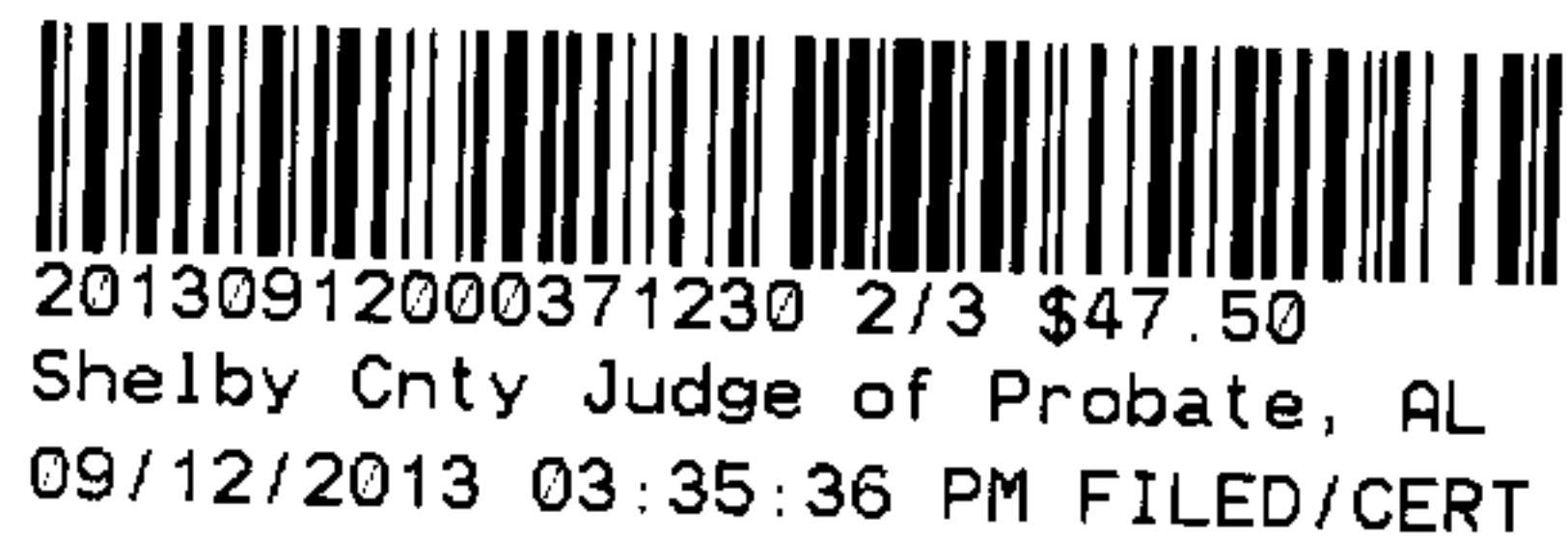
COUNTY OF ^{DSW} ~~WALKER~~ Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify JENNIFER SEAGLE, f/k/a JENNIFER JOY STALVEY and MICHAEL S SEAGLE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 26 day of June, 2013



[Signature]
NOTARY PUBLIC
My Commission Expires: July 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
Bar#: 3100T81A

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Seagle F/K/A Grantee's Name Jennifer & Michael Seagle
Mailing Address 1032 Beaumont Ave Mailing Address 1032 Beaumont Ave
Birmingham, AL 35242 Birmingham, AL 35242

Property Address 1032 Beaumont Ave
Birmingham, AL 35242

Date of Sale N/A

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 26,100.00



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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 Quitclaim Deed

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 8/27/2013

Print Horris J. Love

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1