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Coraopolis, PA 15108

16283883



20130916000374070 1/4 \$130.00
Shelby Cnty Judge of Probate, AL
09/16/2013 12:11:11 PM FILED/CERT

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STATE OF ALABAMA
SHELBY COUNTY

Mail Tax Statements To:
Martin Ross Baker
129 Oaklyn Hills Dr
Chelsea, AL 35043

Tax ID: 141122001001015
File #: 16283883

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, MARTIN ROSS BAKER, a/k/a MARTIN ROSS BAKER, III, a re-married man, herein joined by his spouse SUSAN B. BAKER, and MARY CATHERINE BAKER, an unmarried woman, who acquired title as husband and wife, whose address is 129 Oaklyn Hills Dr, Chelsea, AL 35043 (hereinafter called Grantors), 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 releases, quitclaims, grants, and conveys to MARTIN ROSS BAKER, a married man, whose address is 129 Oaklyn Hills Dr, Chelsea, AL 35043, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

LOT 151, ACCORDING TO THE SURVEY OF OAKLYN HILLS, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 50 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 141122001001015

Commonly known as 129 Oaklyn Hills Dr, Chelsea, AL 35043

Shelby County, AL 09/16/2013
State of Alabama
Deed Tax: \$107.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 2nd day of July, 2013.

WITNESSES:

Kelly Carey
Witness Kelly Carey

Print Name

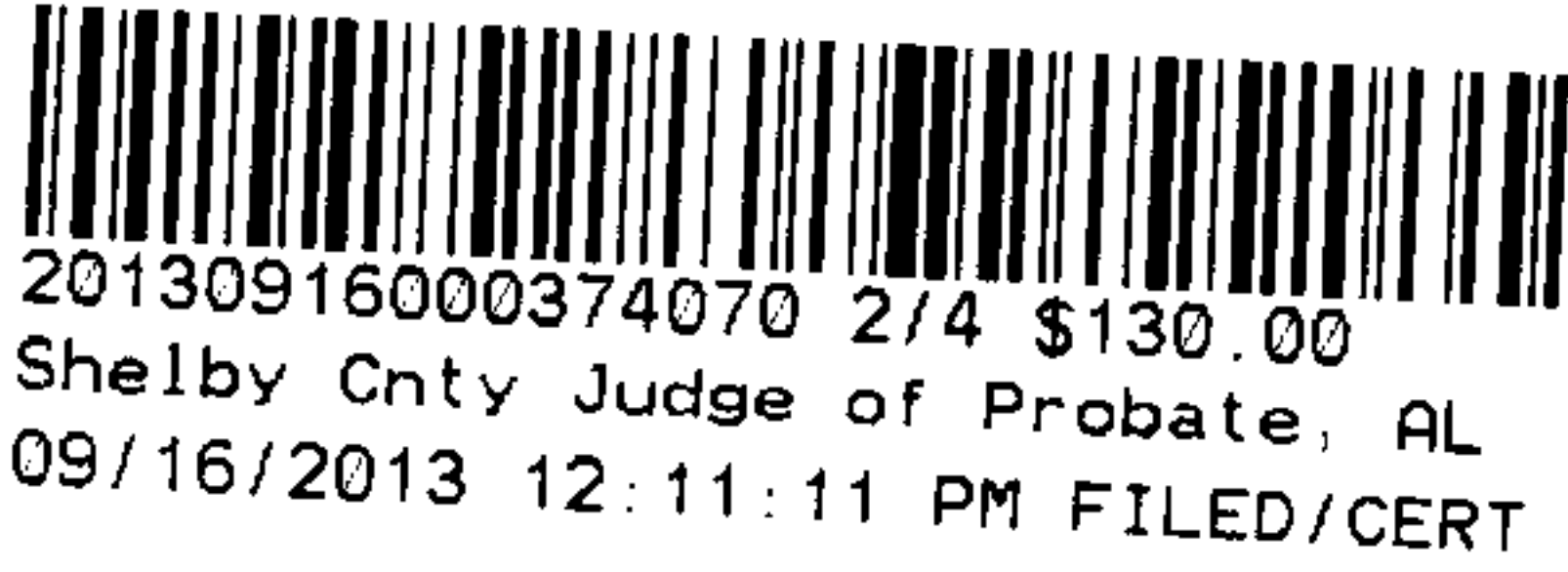
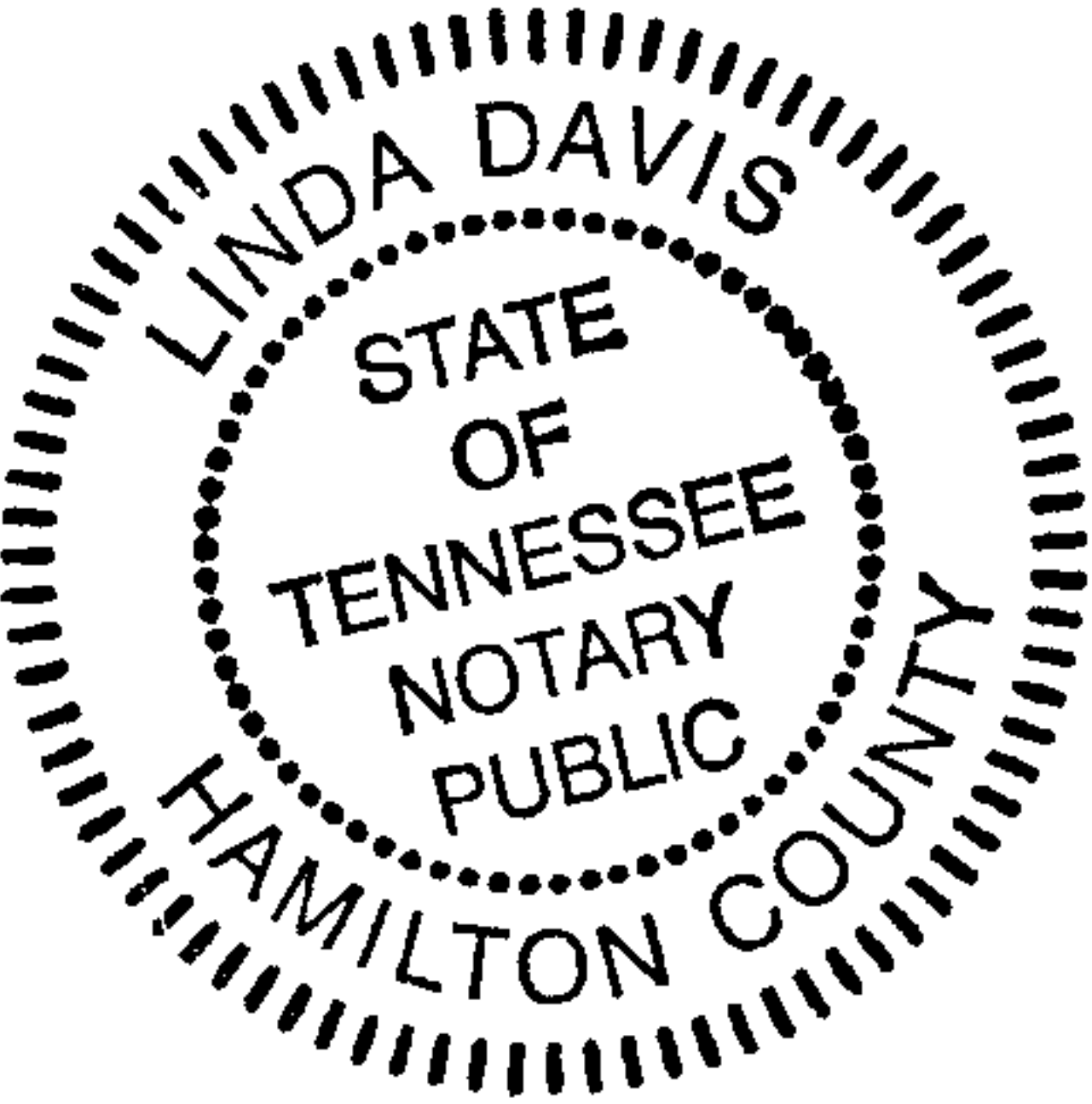
Witness

Witness

L.D.
STATE OF ~~ALABAMA~~ TN }
COUNTY OF Hamilton }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTIN ROSS BAKER, a/k/a MARTIN ROSS BAKER, III and SUSAN B. BAKER, 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 she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 2nd day of July, 2013
Linda Davis
NOTARY PUBLIC
My Commission Expires: 6/8/16



Given under my hand this 28th day of May, 2013.

WITNESSES:

Jackie Smitherman
Witness

Mary Catherine Baker
MARY CATHERINE BAKER

Jackie Smitherman
Print Name

Cynthia Vincent
Witness

Cynthia Vincent
Witness


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA }

COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY CATHERINE BAKER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 28th day of May, 2013

Denise Clinton
NOTARY PUBLIC
My Commission Expires: 7-19-14

No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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/Grantee 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

Real Estate Sales Validation Form

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

Grantor's Name	Martin Ross Baker, a/k/a Martin Ross Baker, III	Grantee's Name	Martin Ross Baker
Mailing Address	& Mary Catherine Baker 129 Oaklyn Hills Dr Chelsea, AL 35043	Mailing Address	129 Oaklyn Hills Dr Chelsea, AL 35043
Property Address	129 Oaklyn Hills Dr Chelsea, AL 35043	Date of Sale	May 28, 2013
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	107,000.00

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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 | ☒ 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	<u>9/9/2013</u>	Print	<u>Katrina Trebesh-agent</u>
Unattested	_____	Sign	<u>Katrina Trebesh</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1