

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

~~After Recording Return to:~~
TITLE FIRST AGENCY
2944 FULLER AVE. NE
GRAND RAPIDS, MI 49505
File No. 1545113

This document prepared by:
FRANK P. DEC, ESQ.,
8940 MAIN STREET
CLARENCE, NY 14031
866-333-3081


20131002000395980 1/4 \$105.50
Shelby Cnty Judge of Probate, AL
10/02/2013 03:18:29 PM FILED/CERT

Tax ID No.: 23 8 27 0 000 002.076

QUIT CLAIM DEED

13094337
STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 1ST day of AUGUST 2013, by and between
TIMOTHY J. ALLEN, A MARRIED MAN, 165 GROVE HILL DRIVE, ALABASTER, AL 35007
hereinafter referred to as Grantor(s) and **TIMOTHY J. ALLEN AND SHARON ALLEN, HUSBAND
AND WIFE, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS, WITH RIGHT OF
SURVIVORSHIP**, 165 GROVE HILL DRIVE, ALBASTER, AL 35007, 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: 165 GROVE HILL DRIVE, ALABASTER, AL 35007
Property Tax ID No.: 23 8 27 0 000 002.076
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 20031201000779660, Recorded: 12/01/2003

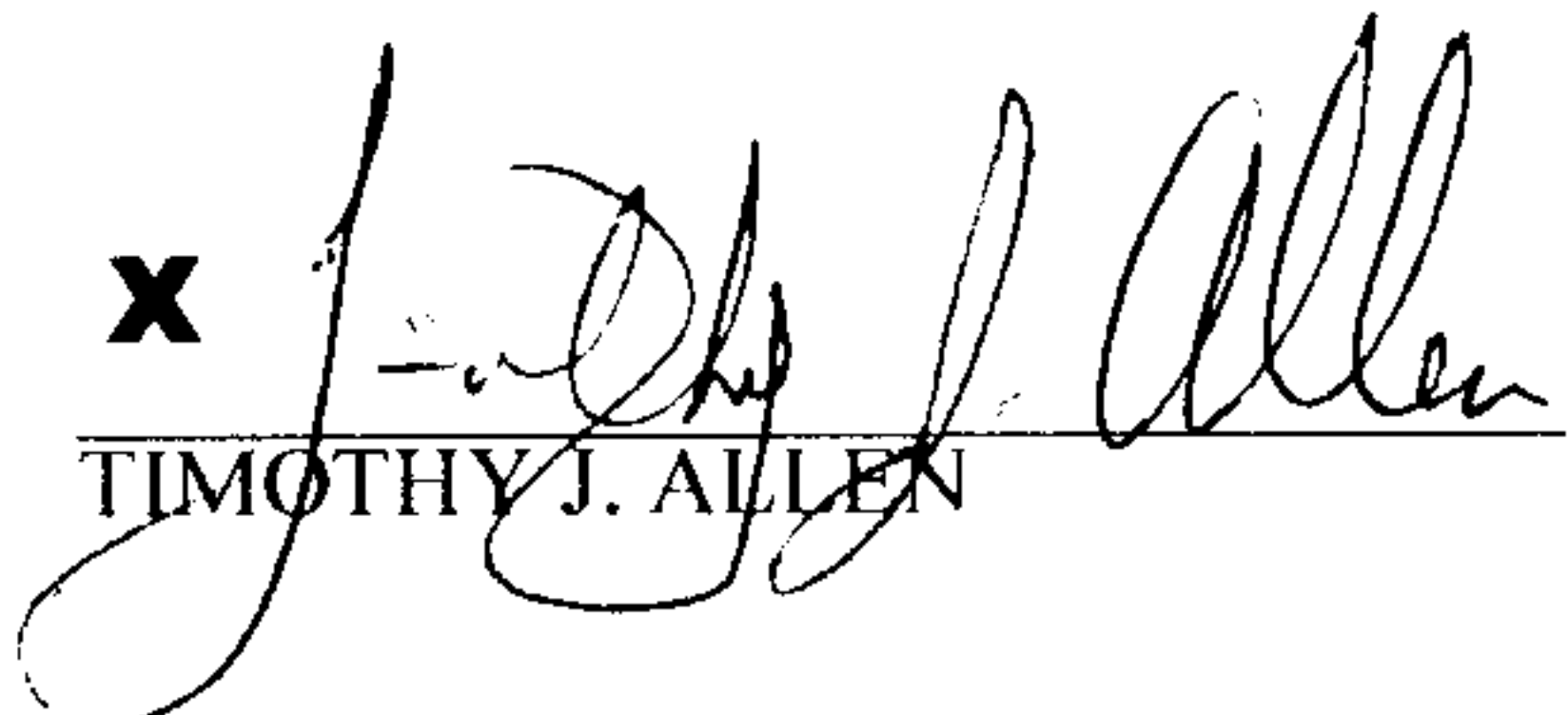
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto
the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE 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 10/02/2013
State of Alabama
Deed Tax: \$82.50

Assessor's parcel No. 23 8 27 0 000 002.076

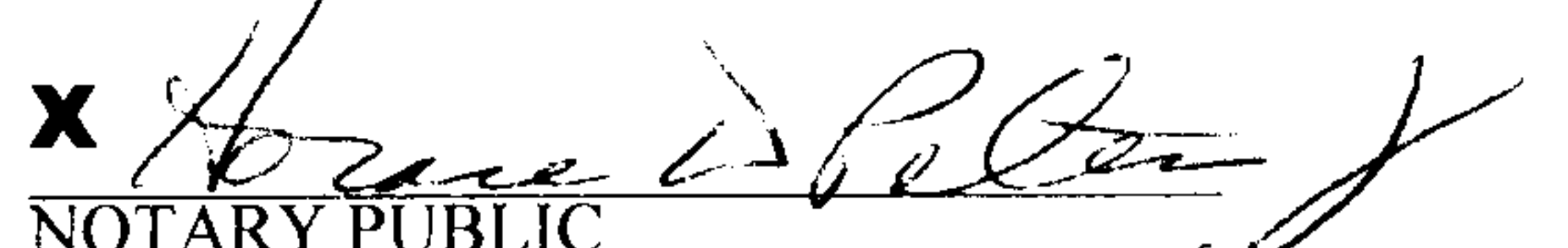
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 15th day of AUGUST, 2013

x 
TIMOTHY J. ALLEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that TIMOTHY J. ALLEN, 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 15th day of AUG, 2013

x 
NOTARY PUBLIC
My commission expires: 08/15/2015
Horace D. Peters, Sr.


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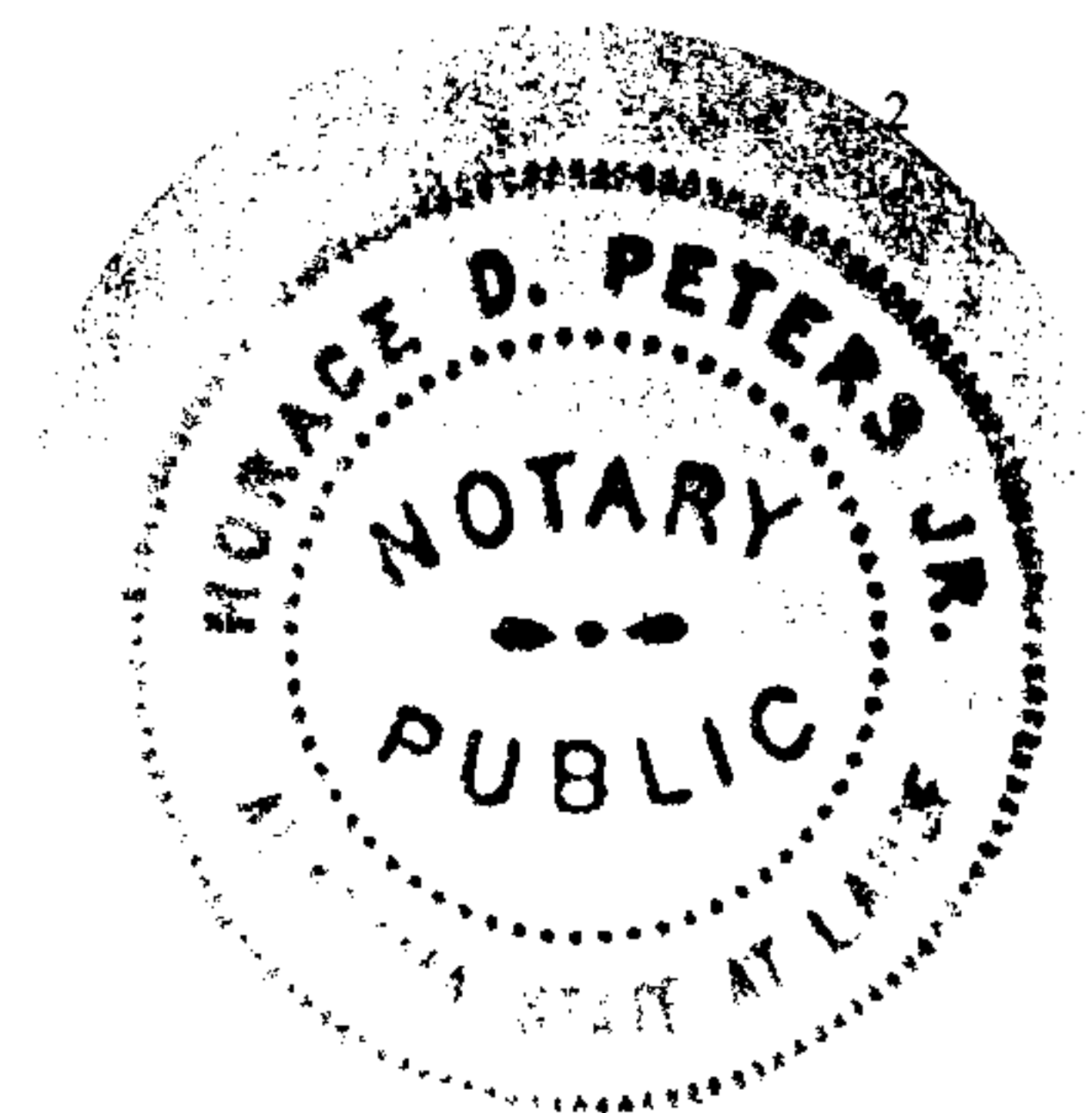


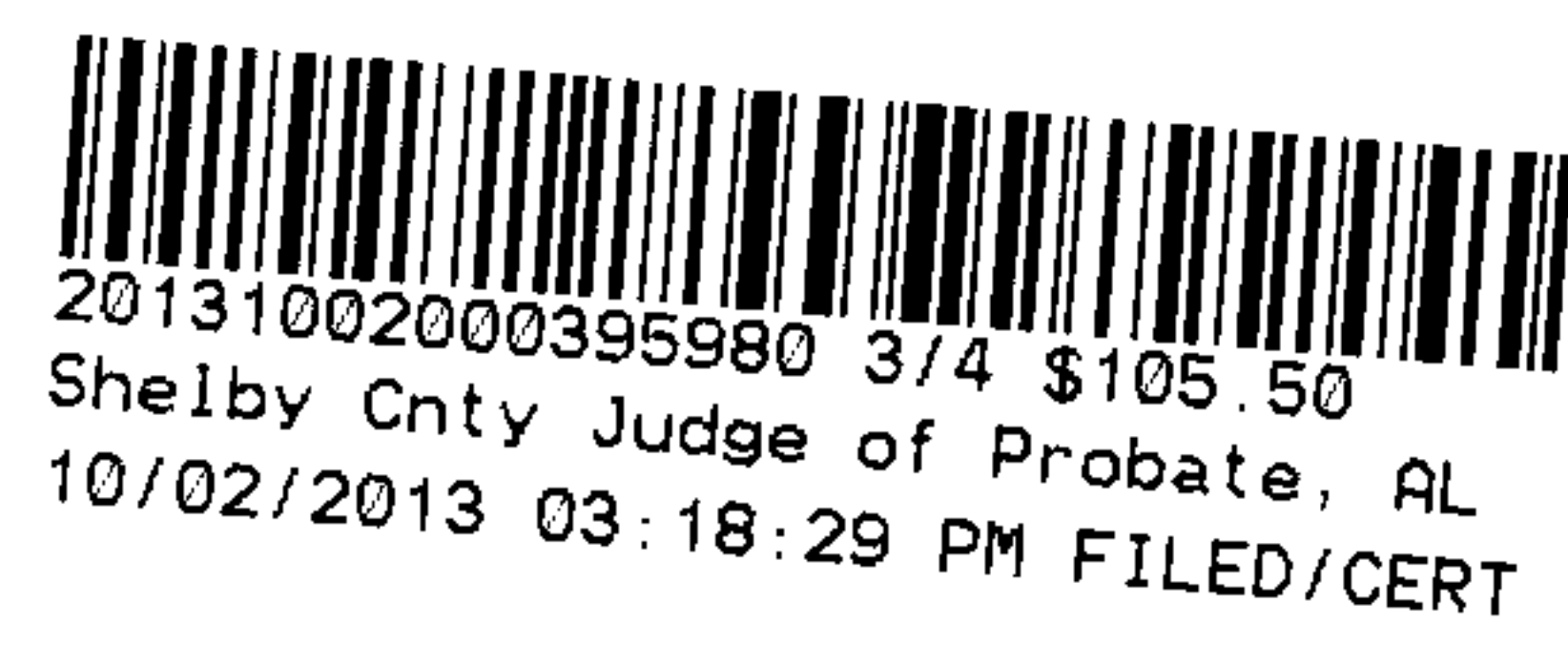
EXHIBIT A
LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 27, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHASE 2, AS RECORDED
IN MAP BOOK 19 PAGE 169, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING
SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NUMBER: 23 8 27 0 000 002.076

PROPERTY COMMONLY KNOWN AS: 165 GROVE HILL DRIVE, ALABASTER, AL 35007



Real Estate Sales Validation Form

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

Grantor's Name ALLEN, TIMOTHY J.
Mailing Address 165 GROVE HILL DR

Grantee's Name ALLEN, TIMOTHY J., ALLEN, Sharon
Mailing Address 165 GROVE HILL DR

ALBASTER, AL 35007

ALBASTER, AL 35007

Property Address 165 GROVE HILL DR
ALBASTER, AL 35007

Date of Sale 01/08/2013

Total Purchase Price \$ 1

or

Actual Value \$ _____

or

Assessor's Market Value \$ 164100.00

1/2 OF VALUE IS \$82,050.00



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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 This is not a sale

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 9/10/13

Print MATT CARANO

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1