


After Recording Return to:
JOHN R. SHEEHAN
140 SCARLET OAK DRIVE
MAYLENE, AL 35114
File No. 13132273

This document prepared by:
FRANK P. DEC, ESQ.,
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CLARENCE, NY 14031
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Tax ID No.: 23 2 09 0 005 024.000


20131223000488660 1/4 \$85.00
Shelby Cnty Judge of Probate, AL
12/23/2013 12:08:36 PM FILED/CERT

Source of Title: Instrument # 20110909000233610

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 14th day of November, 2013, by and between **JOHN R. SHEEHAN AND TIFFANY SHADIX SHEEHAN, F/K/A TIFFANY NICHOLE SHADIX**, *Husband and wife*, 140 SCARLET OAK DRIVE, MAYLENE, AL 35114 hereinafter referred to as Grantor(s) and **JOHN R. SHEEHAN AND TIFFANY SHADIX SHEEHAN, AS JOINT TENANTS IN COMMON**, 140 SCARLET OAK DRIVE, MAYLENE, AL 35114, 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: 140 SCARLET OAK DRIVE, MAYLENE, AL 35114
Property Tax ID No.: 23 2 09 0 005 024.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20110809000233610, Recorded: 08/09/2011

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 12/23/2013
State of Alabama
Deed Tax: \$61.00

Assessor's parcel No. 23 2 09 0 005 024.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 14th day of Nov, 2013.

John R. Sheehan
JOHN R. SHEEHAN

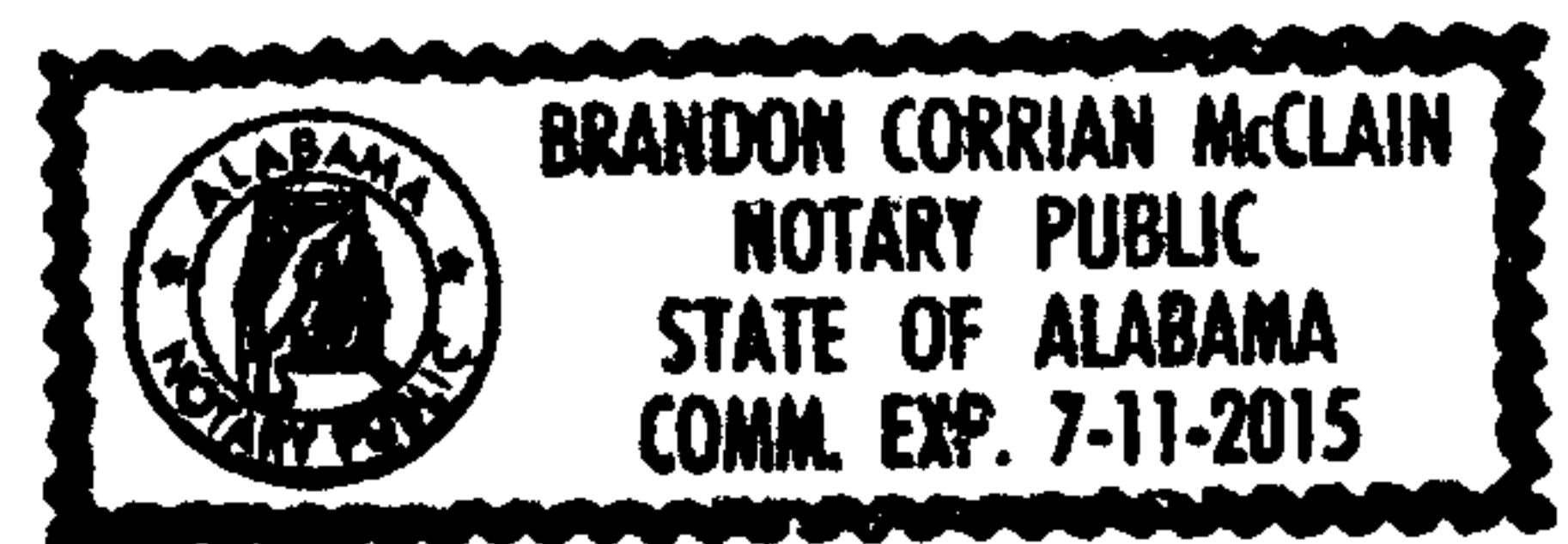
Tiffany Shadix Sheehan
TIFFANY SHADIX SHEEHAN,
F/K/A TIFFANY NICHOLE SHADIX

STATE OF AL
COUNTY OF Shelby

John R. Sheehan I, the undersigned, a Notary Public in and for said county and state, hereby certify that Tiffany Shadix Sheehan, 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 14th day of Nov, 2013.

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

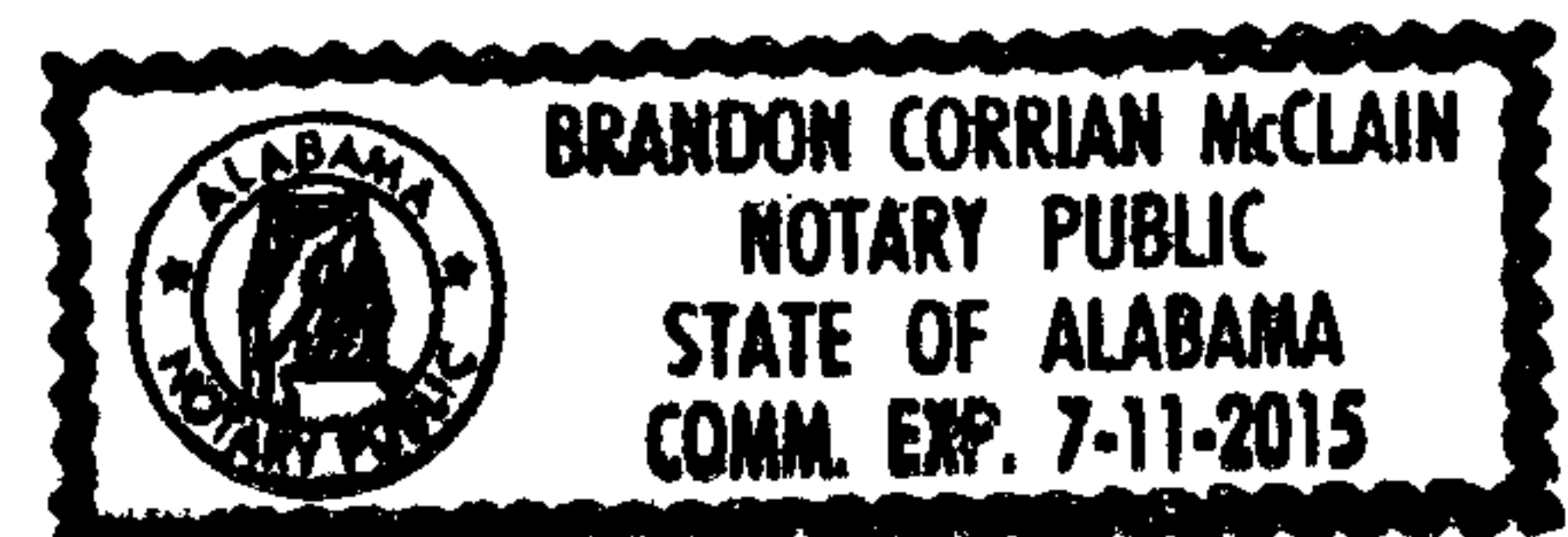


STATE OF AL
COUNTY OF Shelby

Tiffany Shadix Sheehan I, the undersigned, a Notary Public in and for said county and state, hereby certify that John R. Sheehan, 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.

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



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EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 424, ACCORDING TO THE SURVEY OF LAKE FOREST, FOURTH SECTOR AS RECORDED IN
MAP BOOK 28, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 23 2 09 0 005 024.000

PROPERTY COMMONLY KNOWN AS: 140 SCARLET OAK DRIVE, MAYLENE, AL 35114


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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 John R. Sheehan and Tiffany Shadix Sheehan
Mailing Address 140 Scarlet Oak Drive
Maylene, AL 35114

Grantee's Name John R. Sheehan and Tiffany Shadix Sheehan
Mailing Address 140 Scarlet Oak Drive
Maylene, AL 35114

Property Address 140 Scarlet Oak Drive
Maylene, AL 35114

Date of Sale 11/14/2013
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 237,600.00



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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

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 12/2/2013

Print Drew Sturniolo

☐ Unattested

Sign Drew Sturniolo

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1