

Avenue 365 Lender Services, LLC
401 Plymouth Road
Suite 550
Plymouth Meeting, PA 19462



20140203000029220 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/03/2014 12:17:46 PM FILED/CERT

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Kimberly Davis Beasley
1051 Riviera Drive
Calera, AL 35040

File #: AVE-1346767

KNOW ALL MEN BY THESE PRESENTS, We, KIMBERLY DAVIS BEASLEY, f/k/a KIMBERLY ALLEN, a married woman, who acquired title as unmarried, herein joined by her spouse DAVID L. BEASLEY, whose address is 1051 Riviera Drive, Calera, AL 35040, (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 KIMBERLY DAVIS BEASLEY, a married woman, whose address is 1051 Riviera Drive, Calera, AL 35040, (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 70, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS
RECORDED IN MAP BOOK 34, PAGE 117 A, B, C, AND D, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Commonly known as 1051 Riviera Drive, Calera, AL 35040

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 9 day of January, 2014

WITNESSES:

Witness

Print Name

Witness

Witness

STATE OF ALABAMA }

COUNTY OF Shelby }



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY DAVIS BEASLEY, f/k/a KIMBERLY ALLEN and DAVID L. BEASLEY, 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 9 day of Jan, 2014

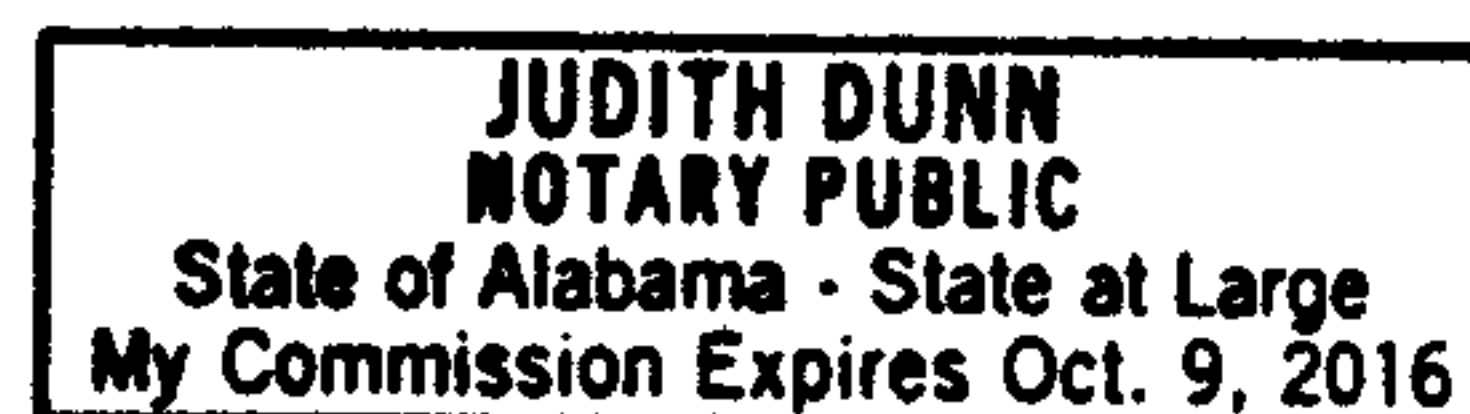
Judith Dunn
NOTARY PUBLIC

My Commission Expires:

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 Kimberly Davis Beasley, f/k/a
Mailing Address Kimberly Allen & David L Beasley
1051 Riviera Drive
Calera, AL 35040

Grantee's Name Kimberly Davis Beasley
Mailing Address 1051 Riviera Drive
Calera, AL 35040

Property Address 1051 Riviera Drive
Calera, AL 35040

Date of Sale 1-9-2014

Total Purchase Price \$ 0

or

Actual Value \$ _____

or

Assessor's Market Value \$ 157,100



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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 1/9/14

Print Kimberly Davis Beasley

Unattested

Sign Kimberly Davis Beasley
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1