

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Return to:
First American Title Insurance Co.
Attn: National Recording
1100 Superior Avenue, Suite 200
Cleveland, OH 44114

QUITCLAIM DEED

8271358
Fmv: \$144,900.00
STATE OF ALABAMA
COUNTY OF SHELBY

#48402149
KNOW ALL MEN BY THESE PRESENTS:

SCBRA
48402149

FIRST AMERICAN ELS
QUIT CLAIM DEED

AL

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, CYNTHIA TOY SCEBRA, a married woman who acquired title as CYNTHIA EARNEST, and her Husband, JACK DAVIS SCEBRA (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto CYNTHIA TOY SCEBRA, a married woman (herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the City of **HELENA**, County of **SHELBY**, State of **Alabama**, described as follows:

LOT 43, ACCORDING TO THE SURVEY OF AMENDED MAP OF WYNDHAM BEDFORD SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 10, SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to CYNTHIA EARNEST from BENJAMIN PATRICK MILLER AND REBECCA W. MILLER, HUSBAND AND WIFE, by deed dated March 21, 2005 and recorded March 25, 2005 as Instrument Number 20050325000136740 of official records.

Commonly known as: 7713 WYNDHAM CIRCLE, HELENA, AL 35080
APN #: 13-5-22-3-002-038-000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and

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convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and
administrators shall warrant and defend the same to the said grantee, his, her, or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 26 day of March, 2014.

Cynthia Toy Scebra
F/k/a Cynthia Earnest
CYNTHIA TOY SCEBRA F/k/a CYNTHIA
EARNEST

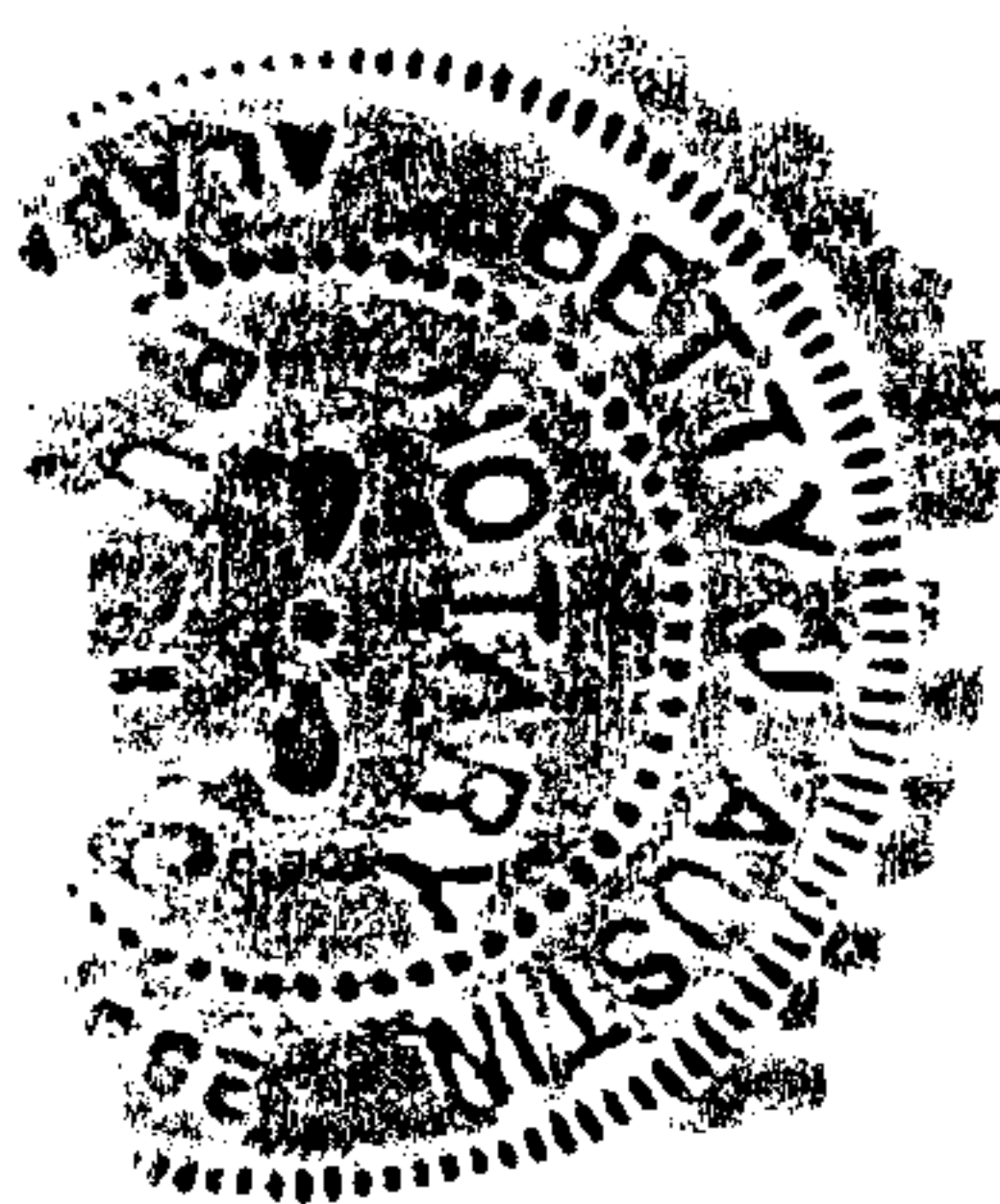
Jack Davis Scebra
JACK DAVIS SCEBRA

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby
certify that CYNTHIA TOY SCEBRA f/k/a CYNTHIA EARNEST, 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 the same bears date.

Given under my hand this the 25th day of March, 2014.



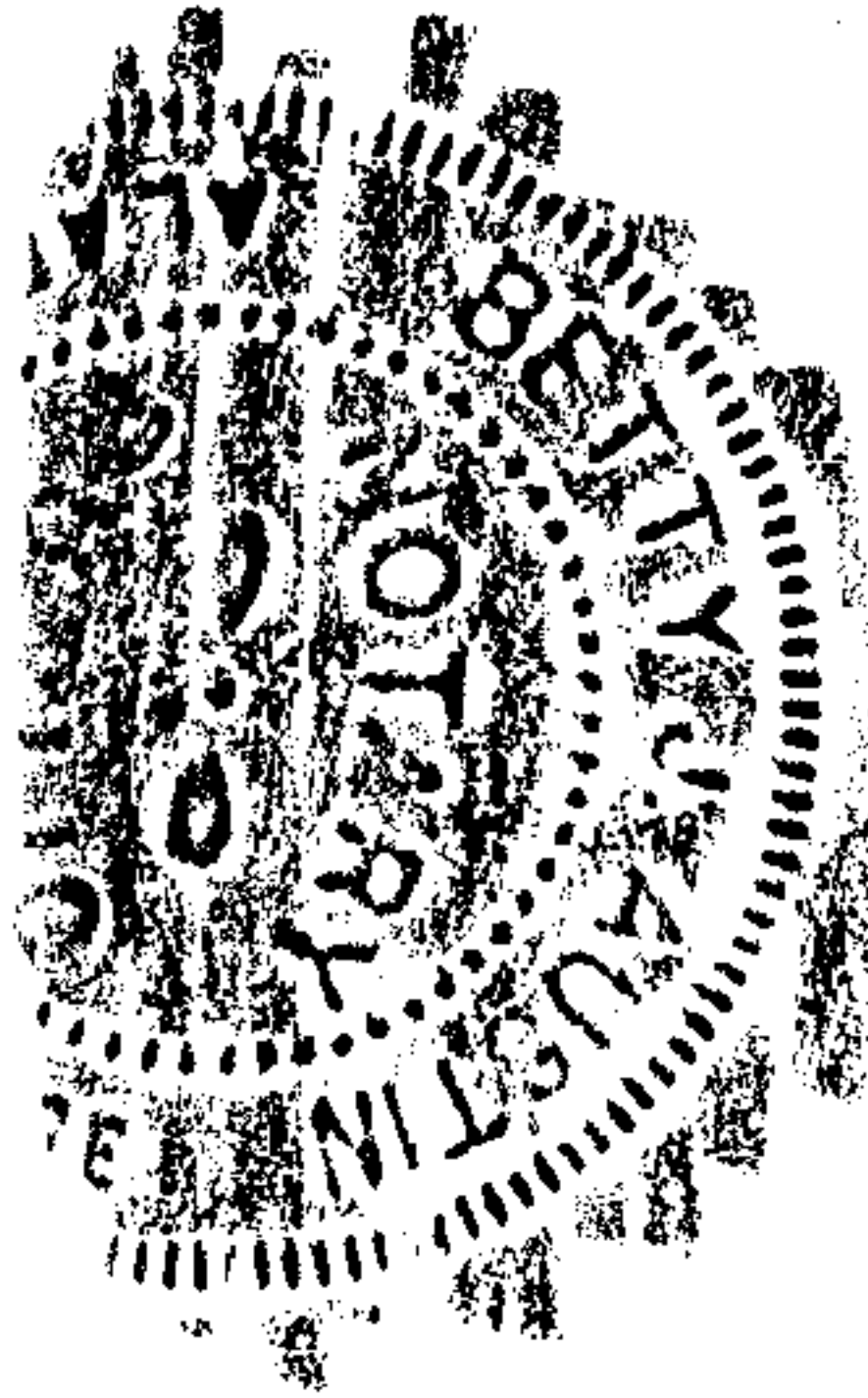
Betty J. Austin
Print Name: Betty J. Austin

Commission Expires: 7-25-2015

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JACK DAVIS SCEBRA, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of March, 2014.



Betty J. Austin
Print Name: Betty J. Austin

Commission Expires: 7-25-2015

Real Estate Sales Validation Form

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

Grantor's Name Cynthia Toy Scebra HTA
 Mailing Address Cynthia Earnest + Jack Davis Scebra
7713 Wyndham Circle
Helena AL 35080

Grantee's Name Cynthia Toy Scebra
 Mailing Address 7713 Wyndham Circle
Helena AL 35080

Property Address 7713 Wyndham Circle
Helena AL 35080

Date of Sale 3-28-14
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 144,900.00

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 4-21-14

Print Cynette Uvelke

Unattested _____

Sign Cynette Uvelke

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/23/2014 03:31:28 PM
 \$24.00 CHERRY
 20140423000120100

[Signature]