

20140528000161010
05/28/2014 03:24:41 PM
CORDEED 1/3

Prepared By:
LYNN BYRD, Attorney at Law
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

Assessor's Parcel No.: 13-6-23-1-004-007-000

Fair Market Value: \$ 160,000

This Corrective Quit Claim Deed is being made to confirm and correct the Quit Claim Deed recorded 04/23/2010 as Instrument No. 20100423000123440. Said deed was missing the marital status of a grantor and contained a defective notary acknowledgment.

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **BRENT WILSON CARROLL, A SINGLE PERSON**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **MORGAN CATRETT F/K/A/ MORGAN LEIGH CARROLL N/K/A MORGAN CATRETT BELLANCA, A MARRIED WOMAN**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 38, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 209 IVY BROOK TRAIL, PELHAM, AL 35124

Source of Title Ref.: Deed: Recorded 4/23/2010; Instrument No. 20100423000123440

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

 is homestead property of the said Grantor

 X is **NOT** homestead property of the said Grantor

IN WITNESS WHEREOF, BRENT WILSON CARROLL, have hereunto set my (our) hand(s) and seal(s), this
04 day of February, 2014.

Brent Wilson Carroll
BRENT WILSON CARROLL

STATE OF Alabama

Dale COUNTY

I, Sandra D Trendowicz, a Notary Public in and for said County, in said State, hereby certify that BRENT WILSON CARROLL, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/ they executed the same voluntarily on the day the same bears date.

Notary Stamp/Seal

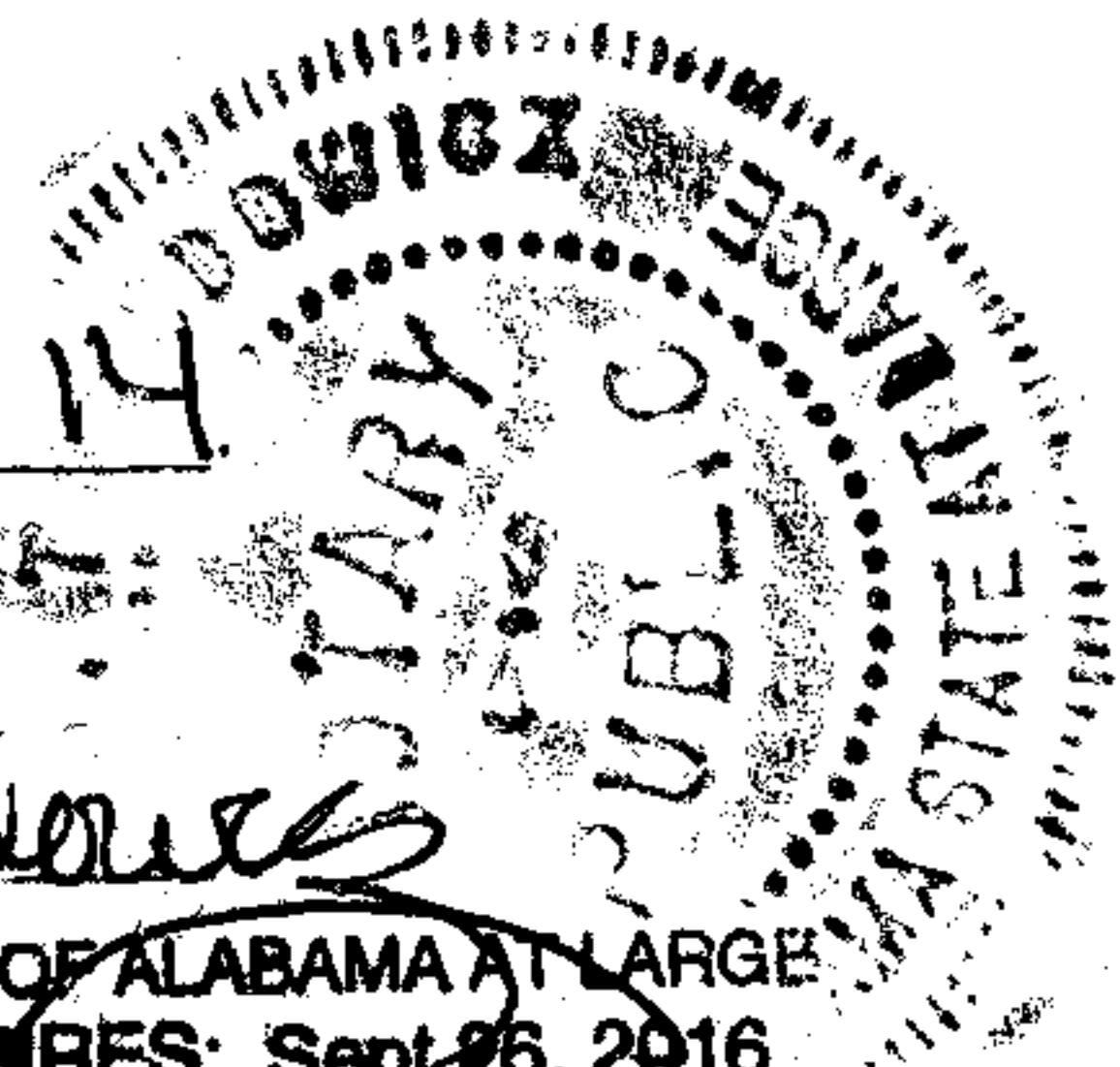
Given under my hand and official seal of office this 04 day of February, 2014.

Sandra D Trendowicz

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 26, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20140528000161010 05/28/2014 03:24:41 PM CORDEED 3/3
Real Estate Sales Validation Form

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

Morgan Catrett Bellanca A/K/A Morgan Catrett A/K/A

Grantor's Name Brent Wilson Carroll
Mailing Address 105 Ellen Dr.
Troy, AL 36079

Grantee's Name Morgan Leigh Carroll
Mailing Address 209 Ivy Brook Trail
Pelham, AL 35124

Property Address 209 Ivy Brook Trail
Pelham, AL 35124

Date of Sale 02/04/2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 160,000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/28/2014 03:24:41 PM
S21.00 KELLY
20140528000161010

[Signature]

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 Assessor Printout

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 2-14-14

Print Brent Wilson Carroll

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one