

~~RECORD AND REQUESTED BY:~~

VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273895596



20140604000169300 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/04/2014 02:41:26 PM FILED/CERT

MAIL TAX STATEMENTS TO:
LAUREN BARKSDALE JACKSON
3037 VALLEY RIDGE ROAD
BIRMINGHAM, AL 35242

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

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

TAX ID NO: 10-1-01-0-008-024.000

QUIT CLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

14022739

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 18th day of April, 2014, by and between **LAUREN BARKSDALE JACKSON, F/K/A LAUREN BARKSDALE, JOINED BY HER SPOUSE, RYAN GARRETT JACKSON AND JEFFREY M. BARKSDALE AND ALVA G. BARKSDALE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, a mailing address of 3037 VALLEY RIDGE ROAD, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and **LAUREN BARKSDALE JACKSON, A MARRIED WOMAN AND JEFFREY M. BARKSDALE AND ALVA G. BARKSDALE, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, a mailing address of 3037 VALLEY RIDGE ROAD, BIRMINGHAM, AL 35242, 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 and convey to the said Grantees the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 3037 VALLEY RIDGE ROAD, BIRMINGHAM, AL 35242

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20080123000028710, Recorded: 01/23/2008

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.

TAX ID NO: 10-1-01-0-008-024.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 18 day of April, 2014.

Lauren Barksdale Jackson F/K/A

Lauren Barksdale

LAUREN BARKSDALE JACKSON, F/K/A
LAUREN BARKSDALE

Ryan Garrett Jackson
RYAN GARRETT JACKSON

Jeffrey M. Barksdale
JEFFREY M. BARKSDALE

Alva G. Barksdale
ALVA G. BARKSDALE

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STATE OF Ala
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said county and state, hereby certify that LAUREN BARKSDALE JACKSON, F/K/A LAUREN BARKSDALE AND RYAN GARRETT JACKSON AND JEFFREY M. BARKSDALE AND ALVA G. BARKSDALE, 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 18 day of April, 2014

NOTARY PUBLIC

My commission expires 12/15/2018

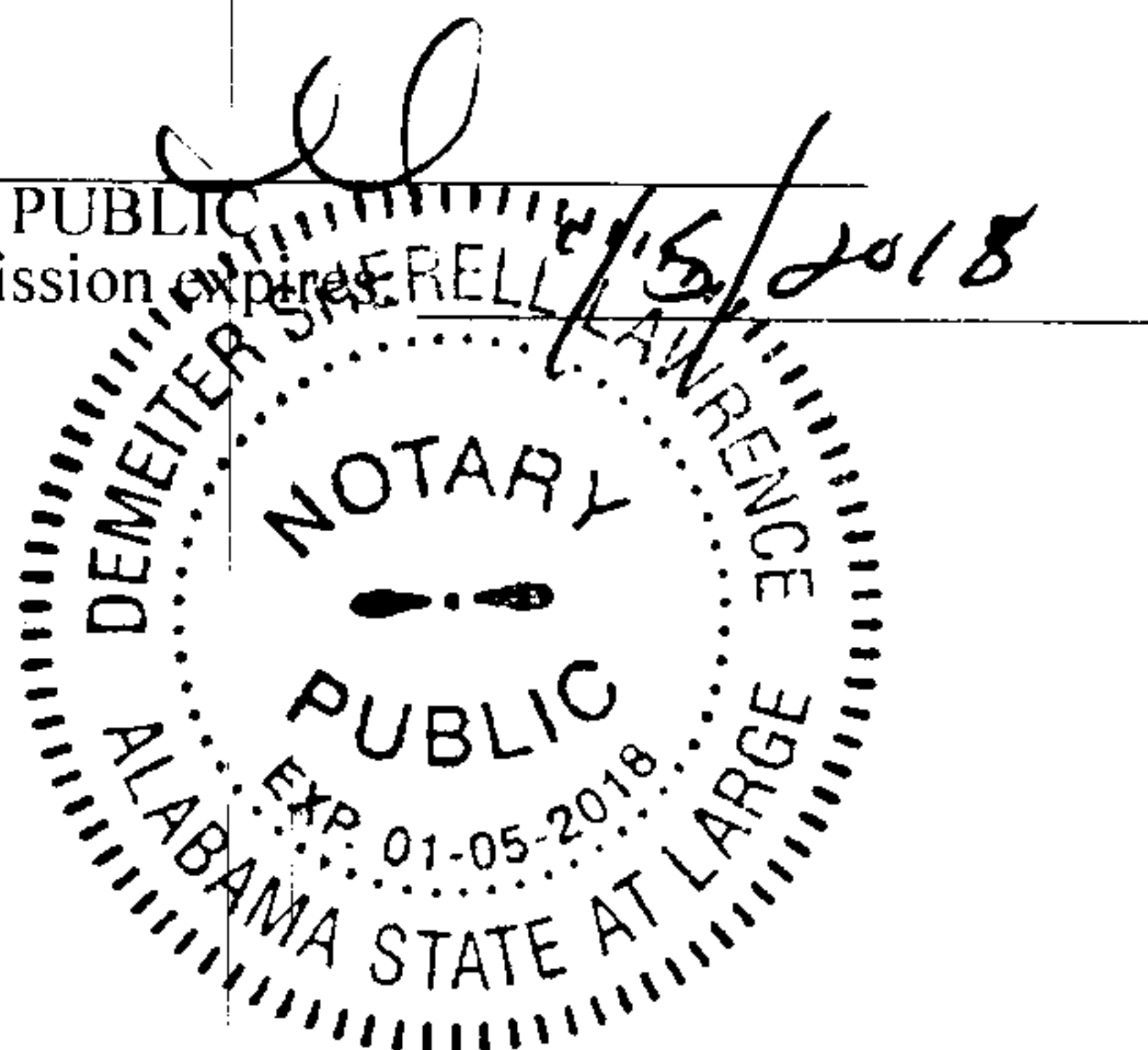


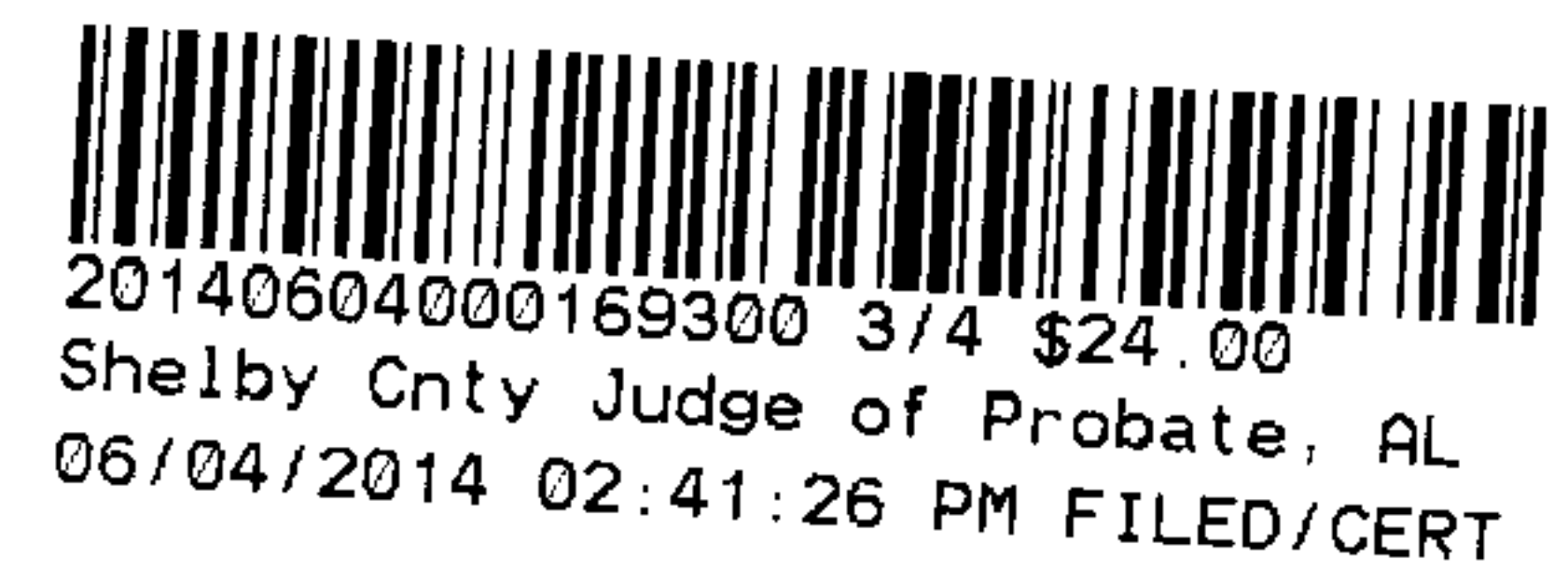
EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 24, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE MIXED USE SUBDIVISION
INVERNESS HIGHLANDS, AS RECORDED IN MAP BOOK 34, PAGE 45, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 10-1-01-0-008-024.000

PROPERTY COMMONLY KNOWN AS: 3037 VALLEY RIDGE ROAD, BIRMINGHAM, AL 35242



Real Estate Sales Validation Form

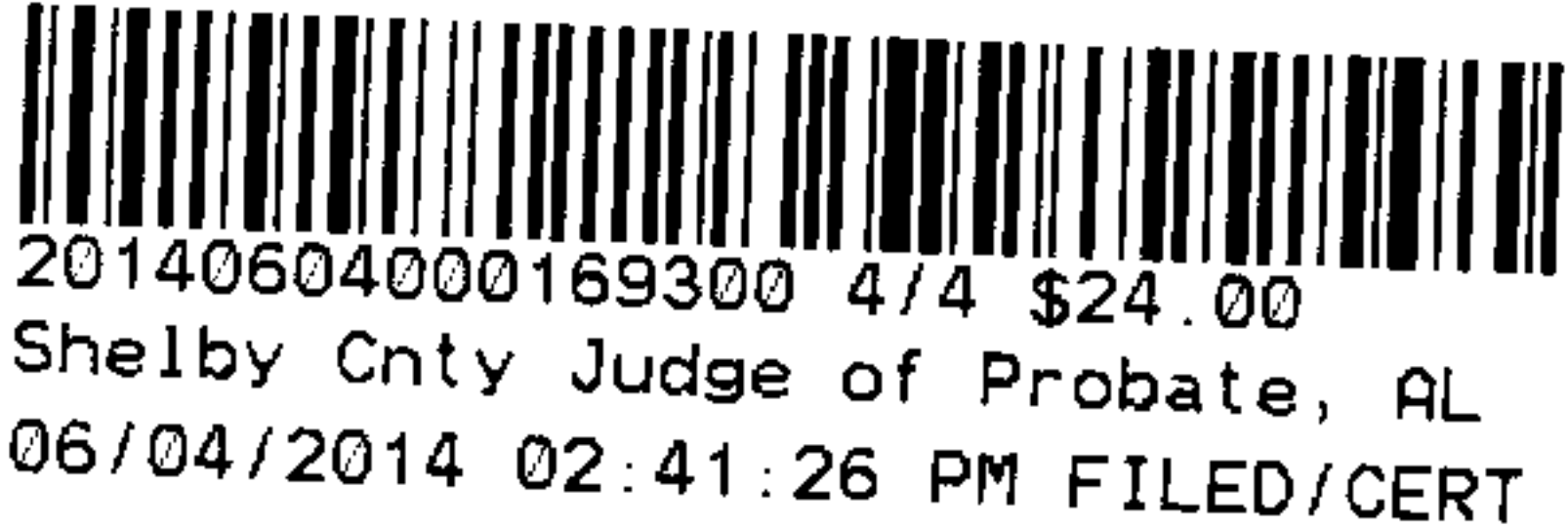
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lauren Barksdale, Jeffrey M.
Mailing Address Barksdale and Alva G. Barksdale
3037 Valley Ridge Road
Birmingham AL 35242

Grantee's Name Lauren Barksdale
Mailing Address 3037 Valley Ridge Road
Birmingham, AL 35242
Jeffrey M Barksdale
635 Timberline Road
Pike Road, AL 36064

Property Address 3037 Valley Ridge Road
Birmingham AL 35242

Date of Sale 04/18/2014
Total Purchase Price \$ _____



or
Actual Value \$ _____

or
Assessor's Market Value \$ 326,000.00

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 Spoke with Assessor

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 4/18/2014

Print Lauren Barksdale Jeffrey M Barksdale

☐ Unattested

(verified by)

Sign Lauren Barksdale Jeff M Barksdale
(Grantor/Grantee/Owner/Agent) one

Form RT-1