


Send Tax Notice To:
Magnolia Management Group, Inc.
3491 Helena Road
Helena, Alabama 35080

This instrument prepared by:
Cynthia C. Foster
503 Barrone Street
Helena, AL 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)


20140724000226700 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/24/2014 09:03:03 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and 00/100 Dollars----(\$10.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Cynthia C. Foster, a unmarried woman**, herein referred to as grantor does grant, bargain, sell and convey unto **Magnolia Management Group Inc.**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

CYNTHIA C. FOSTER ALSO KNOWN AS CINDY FOSTER

Lot 4, according to Survey of St. Charles Place, Jackson Square, Phase Two, Sector One, as recorded in Map Book 18, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.

TO HAVE AND TO HOLD unto the Grantee forever.

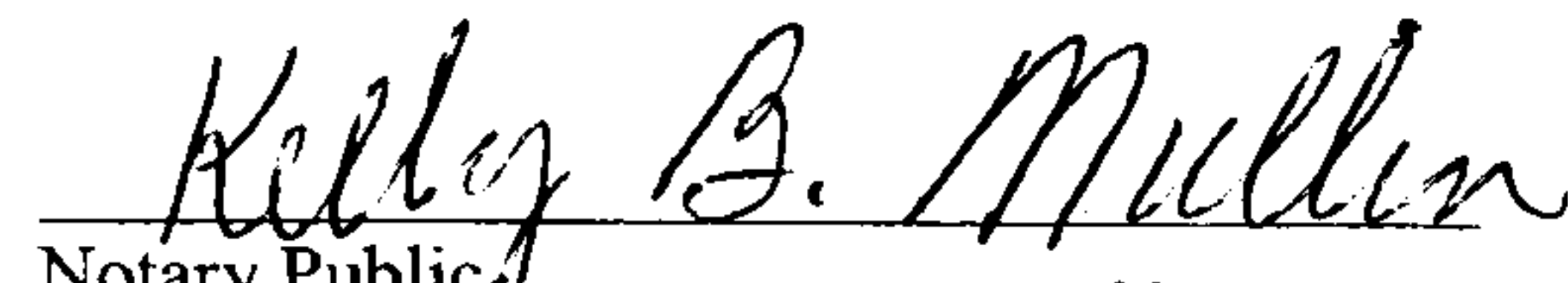
IN WITNESS WHEREOF, the undersigned hereto sets her hand and seal this the 24th day of July, 2014.


Cynthia C. Foster

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned Notary Public in and for said County and State, hereby certify that Cynthia C. Foster, 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.

GIVEN under my hand and seal this the 24 day of July, 2014.


Notary Public
My Commission Expires: Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 23, 2017

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 C FOSTER
Mailing Address P.O. BOX 817
HELena, AL
35080

Grantee's Name Monolia Mnt Group, Inc.
Mailing Address 3441 HELena RD
HELena AL 35080

Property Address 503 BARRONE ST.
HELena, AL
35080

Date of Sale 7.24.2014
Total Purchase Price \$142,500.00

or
Actual Value \$

or
Assessor's Market Value \$

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 MORTGAGE
20060179000029460
RECORDING TO CLEAR TITLE

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 7.24.14

Print CYNTHIA C. FOSTER

Sign Cynthia C. Foster
(Grantor/Grantee/Owner/Agent) circle one

Unattested


20140724000226700 2/2 \$18.00
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Form RT-1