

20140818000258340 1/5 \$213.00
Shelby Cnty Judge of Probate, AL
08/18/2014 02:01:53 PM FILED/CERT

28526049

Return to after recordation: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001

STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE: Inst AL 2007012400037570

QUITCLAIM DEED

JAY D. ROGERS and REBECCA L. ROGERS formerly known as REBECCA L. GIVENS, husband and wife, whose mailing address is 977 Narrows Point Drive, Birmingham, AL 35242, hereinafter referred to as "Grantor", and

JAY D. ROGERS and REBECCA L. ROGERS, husband and wife, as joint tenants with rights of survivorship, whose mailing address is 977 Narrows Point Drive, Birmingham, AL 35242, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

All that parcel of land in City of Birmingham, Shelby County, State of Alabama, as more fully described in Deed Inst. # 2007012400037570, ID # 09-4-20-4-003-047.000, being known and designated as:

Lot 47 according to the final plat of Narrows Point - Phase 5, recorded in Map Book 35, Page 90 A and B in the Probate Office of Shelby County, Alabama, being situated in Shelby County Alabama.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 36059**

Shelby County, AL 08/18/2014
State of Alabama
Deed Tax: \$187.00

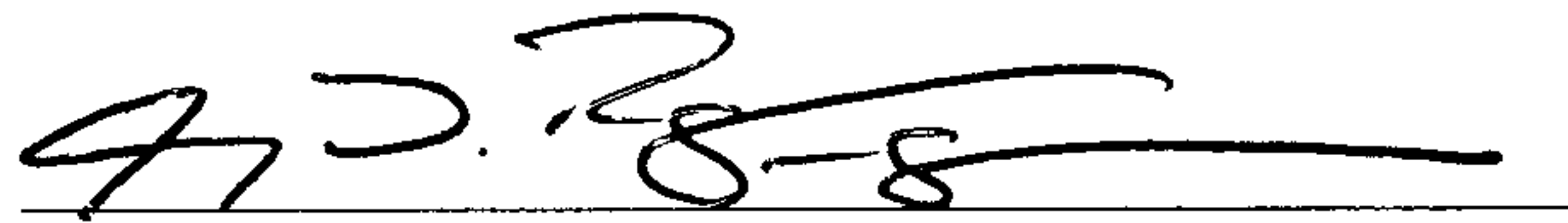
Being that same property conveyed to Jay D. Rogers and Rebecca L. Givens, as joint tenants by fee simple deed from the Narrows II Inc. as set forth in Inst. # 2007012400037570, dated 01/17/2007, and recorded 01/24/2007, in the Office of the Judge of Probate of Shelby County, State of Alabama.

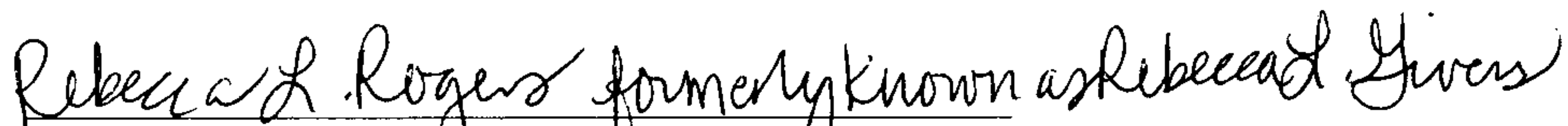
This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 17th day of JUNE, 2014.



JAY D. ROGERS


REBECCA L. ROGERS formerly known as
REBECCA L. GIVENS

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

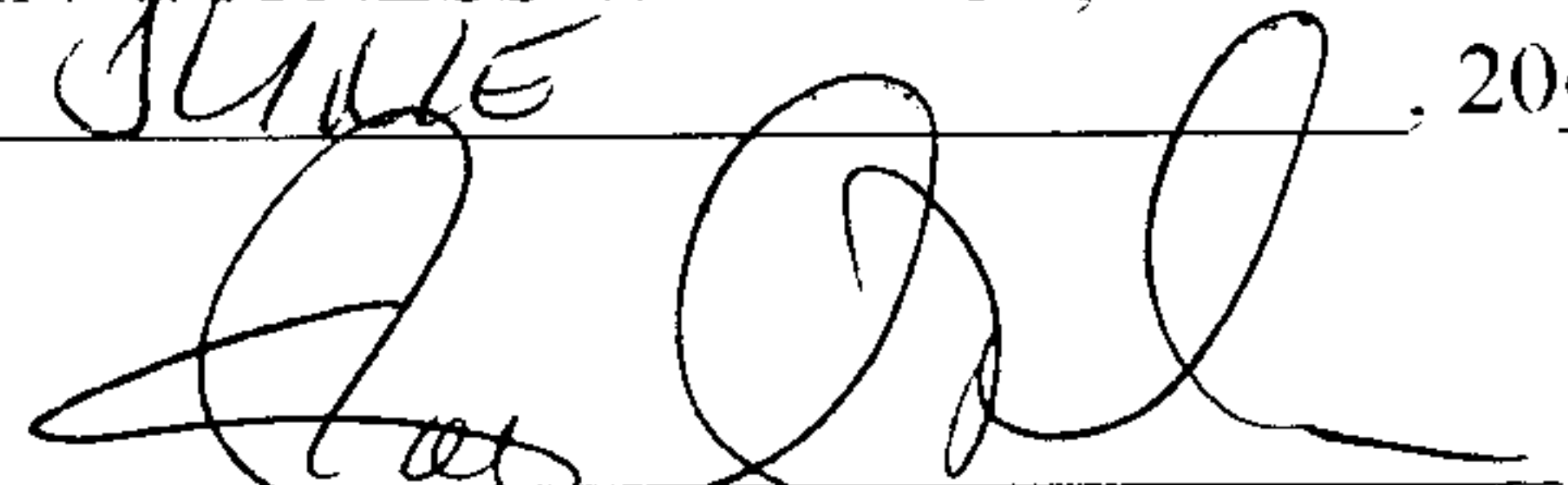
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 36059**


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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that JAY D. ROGERS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 17th day of June, 2014.

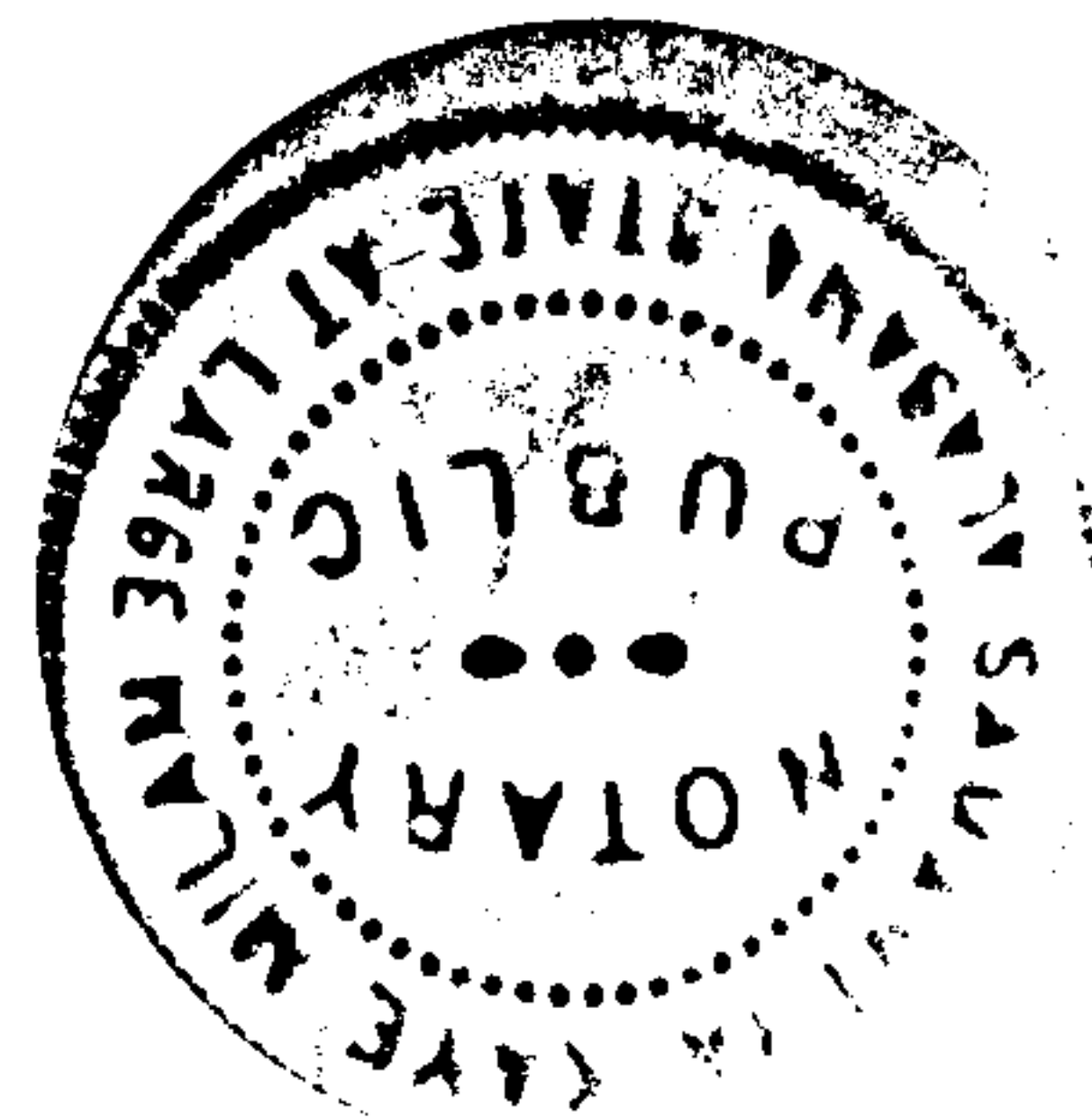


Notary Public

SAMANTHA K McLean

Print Name

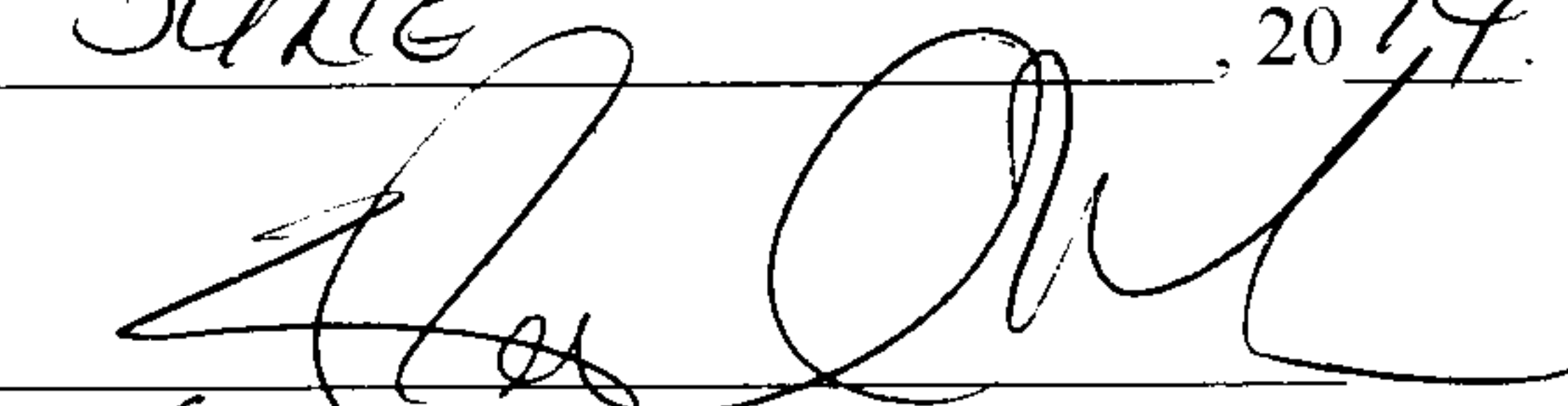
My Commission expires: 7-10-15



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that REBECCA L. ROGERS formerly known as REBECCA L. GIVENS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 17th day of June, 2014.



Notary Public

SAMANTHA K McLean

Print Name

My Commission expires: 7-10-15



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

Jay D. Rogers and Rebecca L. Rogers formerly known as Rebecca L. Givens
977 Narrows Point Drive
Birmingham, AL 35242

Grantee's address:

Jay D. Rogers and Rebecca L. Rogers
977 Narrows Point Drive
Birmingham, AL 35242

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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Real Estate Sales Validation Form

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

Grantor's Name Rebecca L. Rogers 975.88
Mailing Address 977 Narrows Point Dr.
Birmingham AL 35242

Grantee's Name Rebecca
Jay D. Rogers & Rogers
Mailing Address 977 Narrows Point Dr
Birmingham AL 35242

Property Address same as above

Date of Sale 6/17/2014
Total Purchase Price \$ 10.00
or
Actual Value \$ 0
or
Assessor's Market Value \$ 186,900

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 Adding Spouse

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 6/17/14

Print Rebecca L. Rogers 975.88

Unattested

Sign Rebecca L. Rogers 975.88

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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