



20140822000265180 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/22/2014 02:25:31 PM FILED/CERT

~~AFTER RECORDING RETURN TO:~~
TITLE FIRST AGENCY
2944 FULLER NE
GRAND RAPIDS, MI 49505
File No. 1571975

MAIL TAX STATEMENTS TO:
BRENT T. DRUMMOND AND MELANIE W. DRUMMOND
203 STONECRAFT DRIVE
HELENA, AL 35080

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.: 13-5-21-3-002-003.010

14028765

QUIT CLAIM DEED

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

THIS DEED made and entered into on this 9TH day of AUGUST, 2014, by and between **BRENT T. DRUMMOND, A MARRIED MAN, WHO ACQUIRED TITLE AS A SINGLE MAN**, a mailing address of 203 STONECRAFT DRIVE, HELENA, AL 35080, hereinafter referred to as Grantor(s) and **BRENT T. DRUMMOND AND MELANIE W. DRUMMOND, HUSBAND AND WIFE**, a mailing address of 203 STONECRAFT DRIVE, HELENA, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), 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 Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 203 STONECRAFT DRIVE, HELENA, AL 35080

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 2010051300150710, Recorded: 05/13/2010

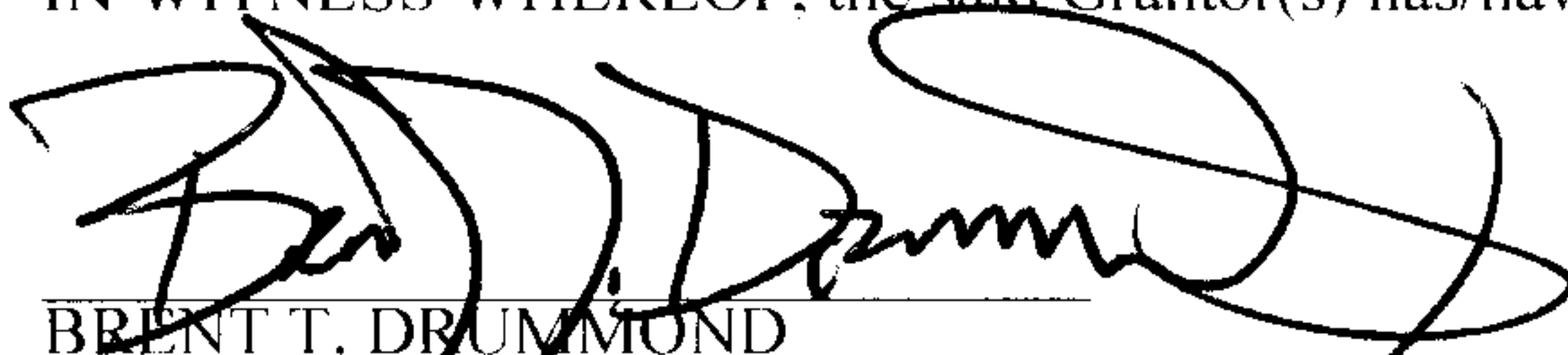
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


BRENT T. DRUMMOND

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that BRENT T. DRUMMOND, 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 9TH day of AUG 2014.


NOTARY PUBLIC
My commission expires: 08/15/2015



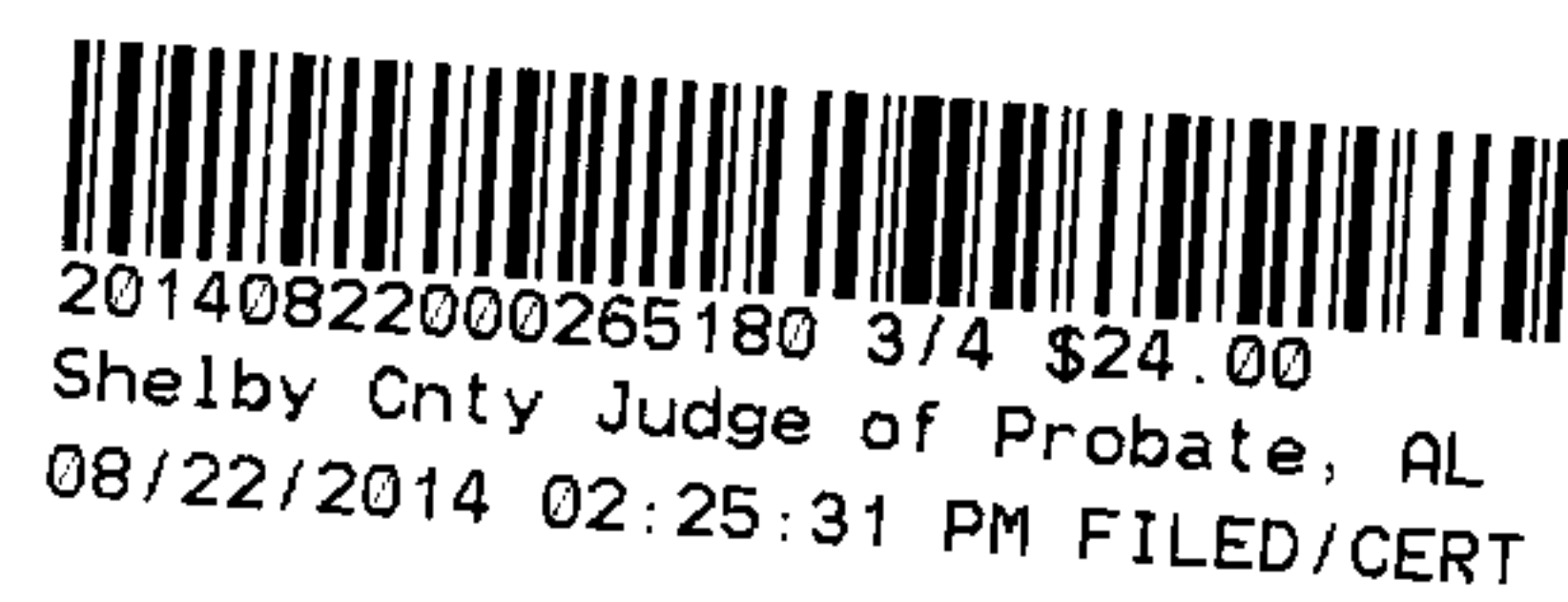


EXHIBIT A
LEGAL DESCRIPTION

SITUATE IN SHELBY COUNTY, STATE OF ALABAMA:

LOT 310, ACCORDING TO THE SURVEY OF PHASE I, FIELDSTONE PARK, THIRD SECTOR, AS
RECORDED IN MAP BOOK 18, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 13-5-21-3-002-003.010

PROPERTY COMMONLY KNOWN AS: 203 S5TONECROFT DRIVE, HELENA, AL 35080

Real Estate Sales Validation Form

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

Grantor's Name Brent T. Drummond
Mailing Address 203 Stonecraft Dr
Helena, AL 35080

Grantee's Name Brent T. Drummond
Mailing Address Melanie W. Drummond
203 Stonecraft Dr.
Helena, AL 35080

Property Address 203 Stonecraft Dr.
Helena, AL 35080

Date of Sale 8-9-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 156,600.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 8/9/14

☐ Unattested
☐ (verified by)

Print Brent T. Drummond | Melanie W. Drummond
Sign [Signature] | [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Melanie W. Drummond