

20140911000285020 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
09/11/2014 11:26:39 AM FILED/CERT

Commitment Number: 430500

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

Shawn Robert Maglothin and Sarah Fontenot Maglothin
616 Olde Towne Lane Alabaster, AL 35007

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-7-35-3-001-002.015

QUITCLAIM DEED

Shawn Robert Maglothin, who is married to **Sarah Fontenot Maglothin**, hereinafter grantor, whose tax-mailing address is **616 Olde Towne Lane Alabaster, AL 35007**, for \$ 0.00 (zero) in consideration paid, grants and quitclaims to **Shawn Robert Maglothin and Sarah Fontenot Maglothin**, a married couple, hereinafter grantees, whose tax mailing address is **616 Olde Towne Lane Alabaster, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 32, ACCORDING TO THE SURVEY OF OLD TOWNE FOREST, AS RECORDED IN MAP BOOK 9, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

P.I.D#: 13-7-35-3-001-002.015

Property Address is: 616 Olde Towne Lane Alabaster, AL 35007

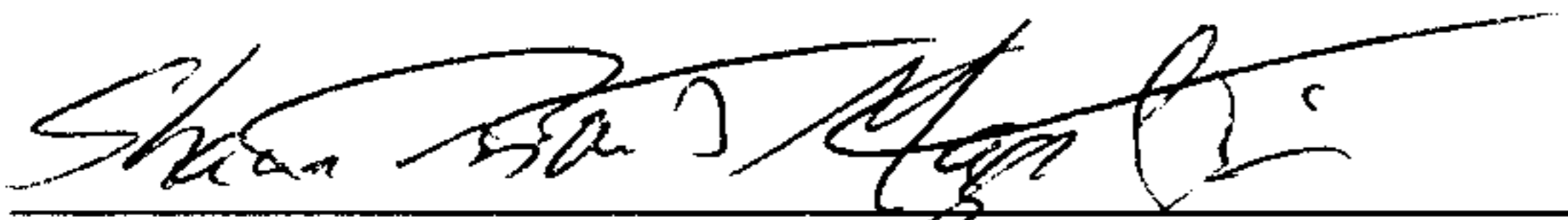
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20110822000247740**

Executed by the undersigned on 05/16, 2014:

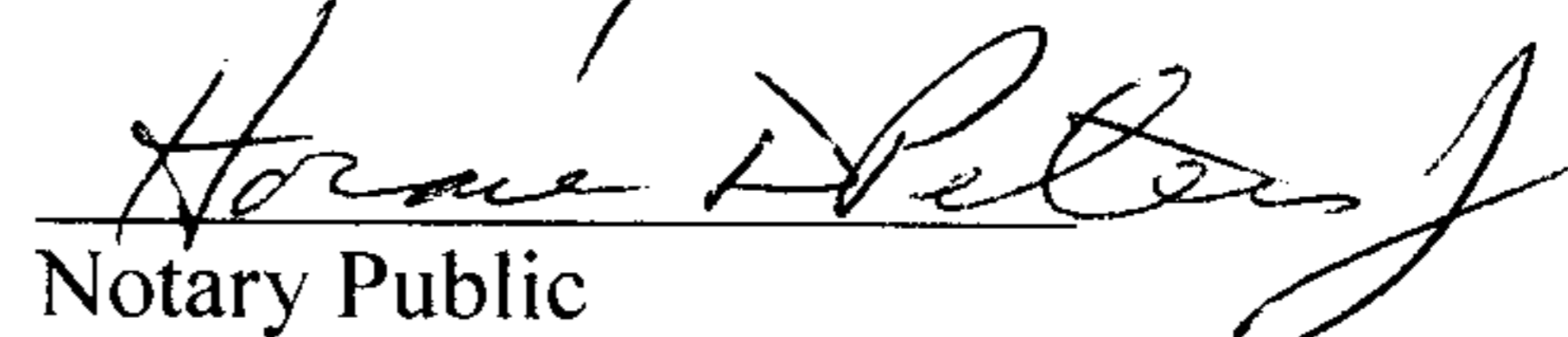


Shawn Robert Maglothin

STATE OF ALABAMA
COUNTY OF SHELBY

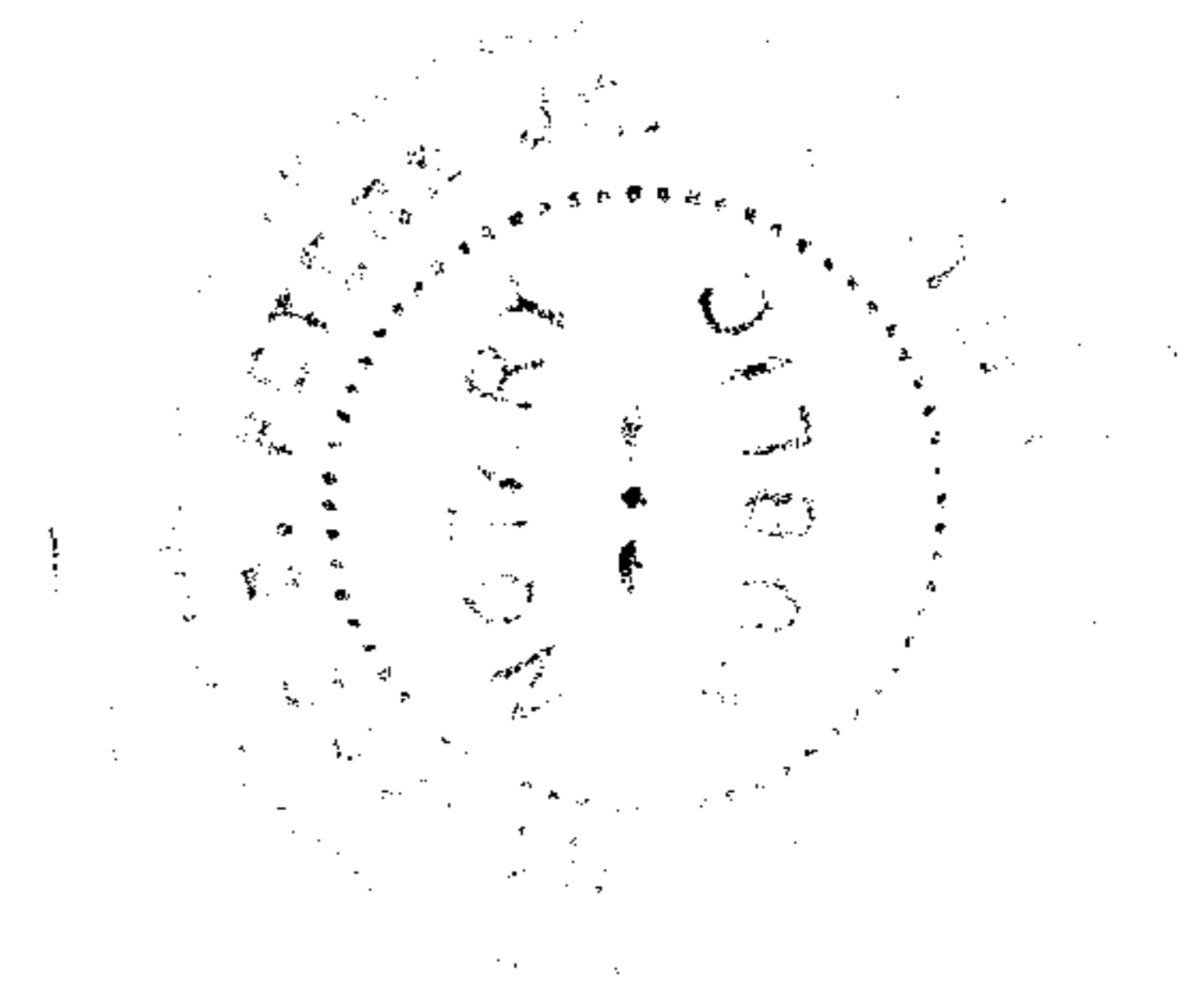
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Shawn Robert Maglothin** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 16TH day of MAY, 2014


Notary Public



20140911000285020 2/3 \$34.00
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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 Shawn Robert Maylothin
Mailing Address Sarah Fontenot Maylothin
666 Olde Towne Lane
Albaster, AL 35007

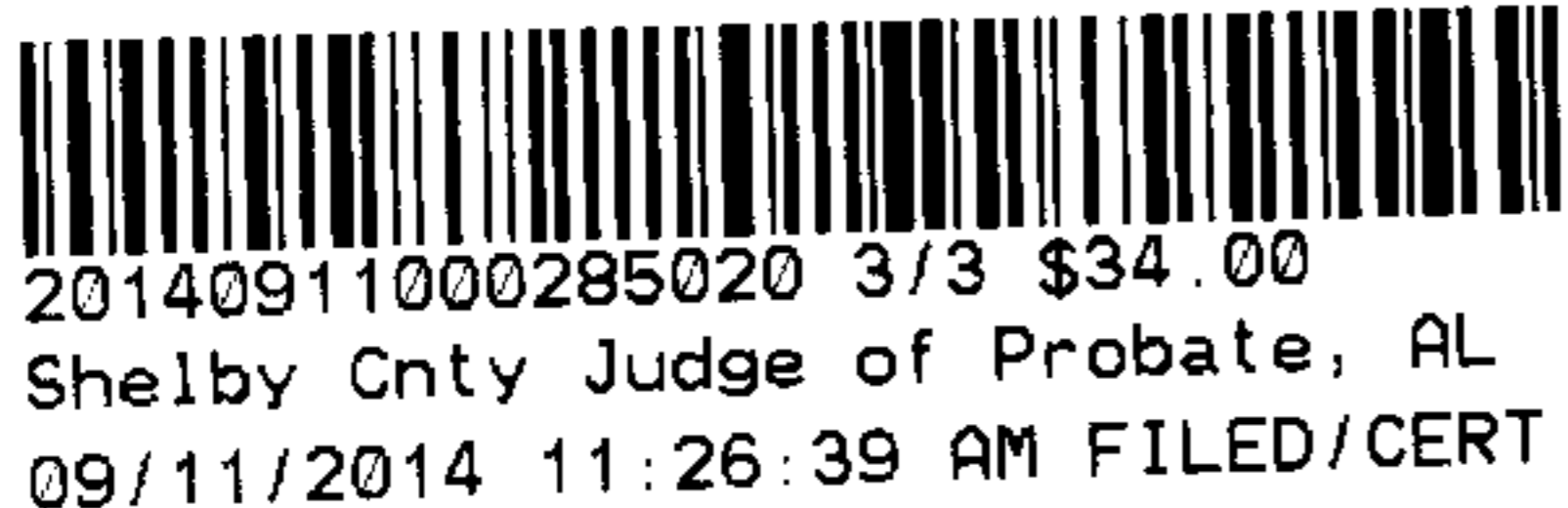
Grantee's Name Shawn Robert Maylothin
Mailing Address Sarah Fontenot Maylothin
666 Olde Towne Lane
Albaster, AL 35007

Property Address _____

Date of Sale 5-16-2014
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 13,920.00



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

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 _____

Print Kenneth Veltre

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one