

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

AFTER RECORDING RETURN TO:
~~BRENDA F. WADSWORTH~~
300 CLAIRMONT ROAD
STERRETT, AL 35147
File No. 14036238

MAIL TAX STATEMENTS TO:
BRENDA F. WADSWORTH
300 CLAIRMONT ROAD
STERRETT, AL 35147


20140917000291440 1/5 \$164.50
Shelby Cnty Judge of Probate, AL
09/17/2014 12:33:22 PM FILED/CERT

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

Tax ID No.: 095210000001.007

701405555
See 502

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of July, 20 14, by and between **BRENDA F. WADSWORTH IS ONE AND THE SAME AS BRENDA FAYE, AN UNMARRIED WOMAN AND AMANDA V. WADSWORTH, AN UMARRIED WOMAN, NOW KNOW AS AMANDA V. SCIUTO, AN UMARRIED WOMAN** with a mailing address of 300 CLAIRMONT ROAD, STERRETT, AL 35147, hereinafter referred to as Grantor(s) and **BRENDA F. WADSWORTH, AN UNMARRIED WOMAN**, a mailing address of 300 CLAIRMONT ROAD, STERRETT, AL 35147, 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: 300 CLAIRMONT ROAD, STERRETT, AL 35147

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

Prior instrument reference: DOCUMENT NUMBER 20071017000483530, Recorded: 10/17/2007

NOTE: THE ABOVE DEED WAS RE-RECORDED ON 09/05/2008, AS DOC NO. 20080905000355250, TO ADD AMANDA V. WADSWORTH AS GRANTEE.

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).

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax: \$136.50

Tax ID No.: 095210000001.007

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

BRENDA F. WADSWORTH A/K/A BRENDA FAYE WADSWORTH

Amanda V. Wadsworth, N/K/A Amanda V. Sciuto
AMANDA V. WADSWORTH, N/K/A AMANDA V. SCIUTO

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **BRENDA F. WADSWORTH A/K/A BRENDA FAYE WADSWORTH**, 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 _____ day of _____, _____.

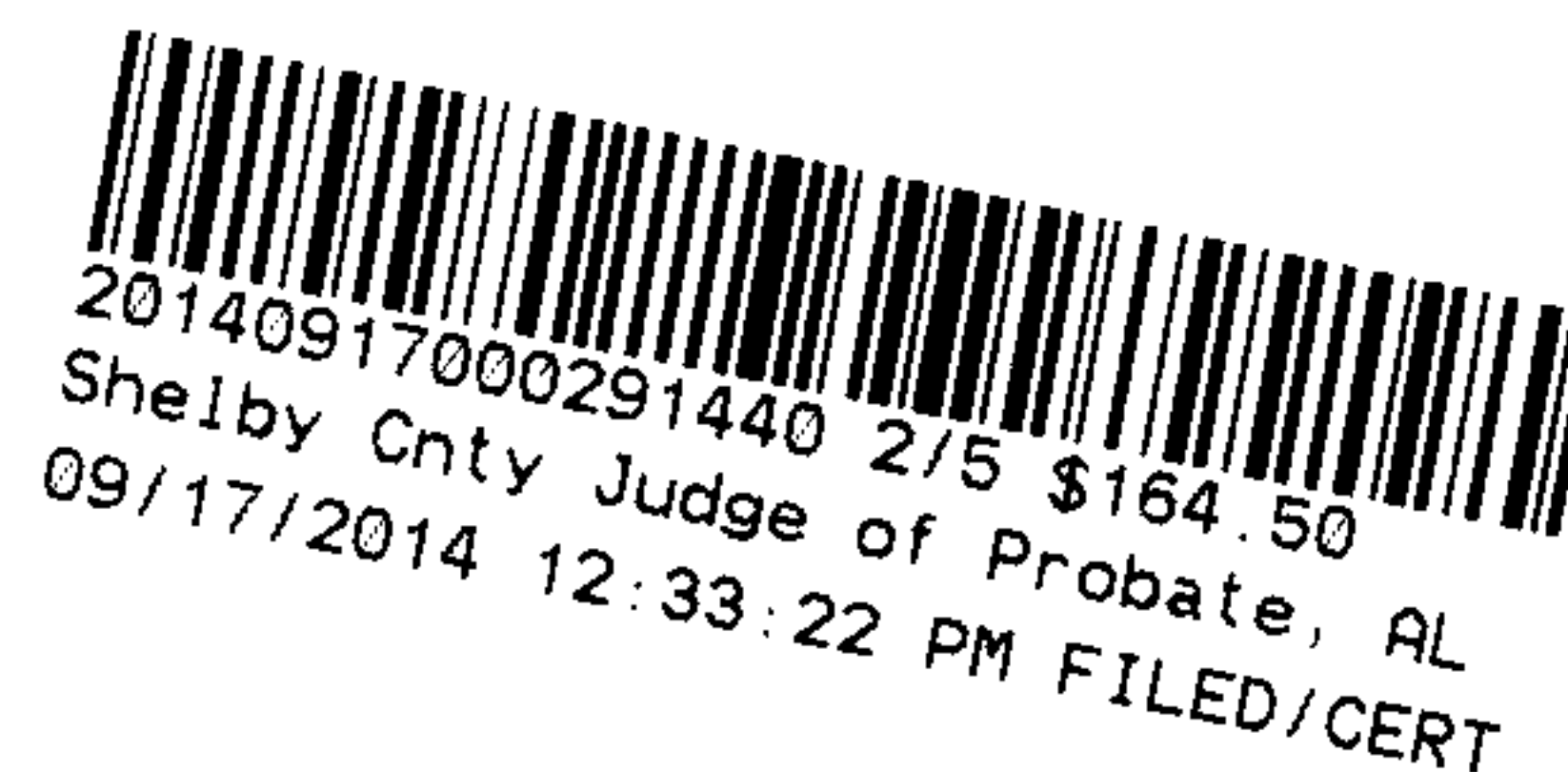
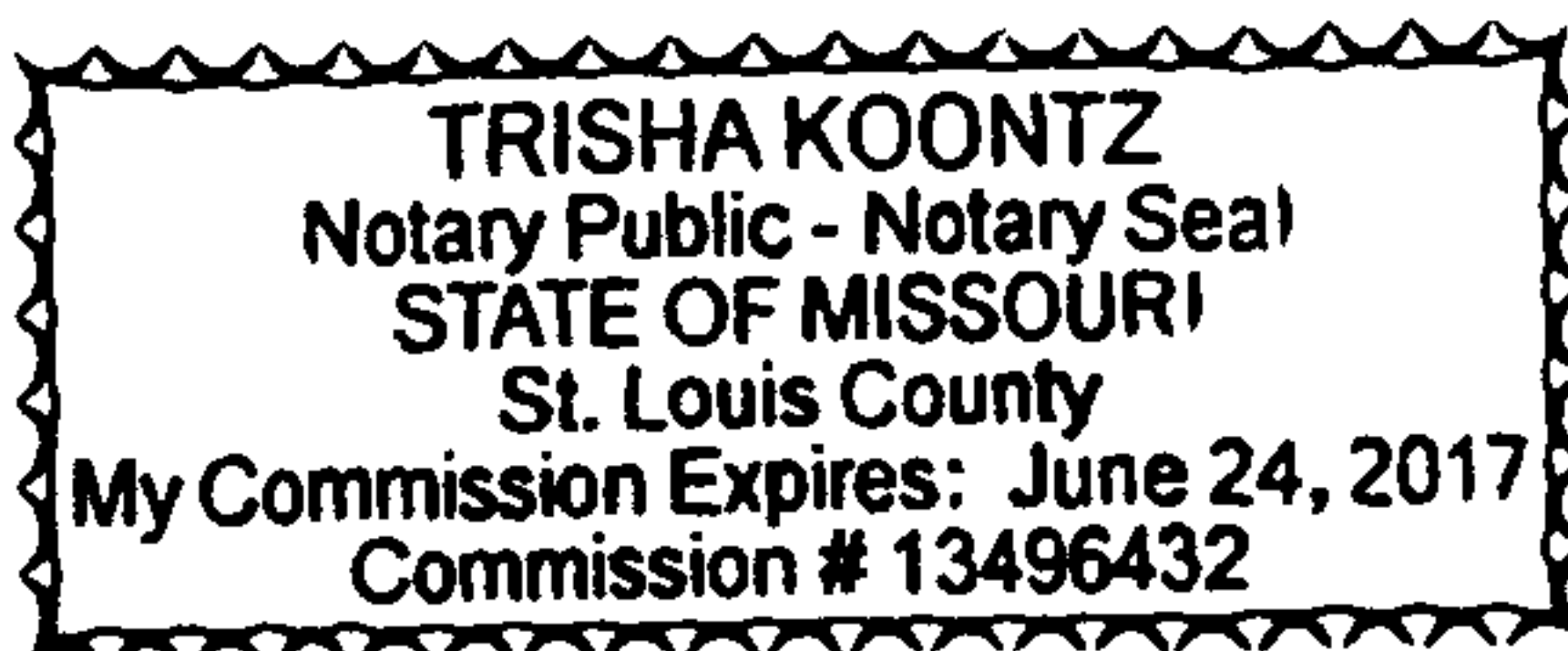
NOTARY PUBLIC
My commission expires: _____

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **AMANDA V. WADSWORTH, N/K/A AMANDA V. SCIUTO**, 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 25 day of July, 14.

Trisha Koontz
NOTARY PUBLIC
My commission expires: 6/24/17



20140917000291440 3/5 \$164.50
Shelby Cnty Judge of Probate, AL
09/17/2014 12:33:22 PM FILED/CERT

Tax ID No.: 095210000001.007

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

Brenda F. Wadsworth A/K/A Brenda Faye Wadsworth
BRENDA F. WADSWORTH A/K/A BRENDA FAYE WADSWORTH

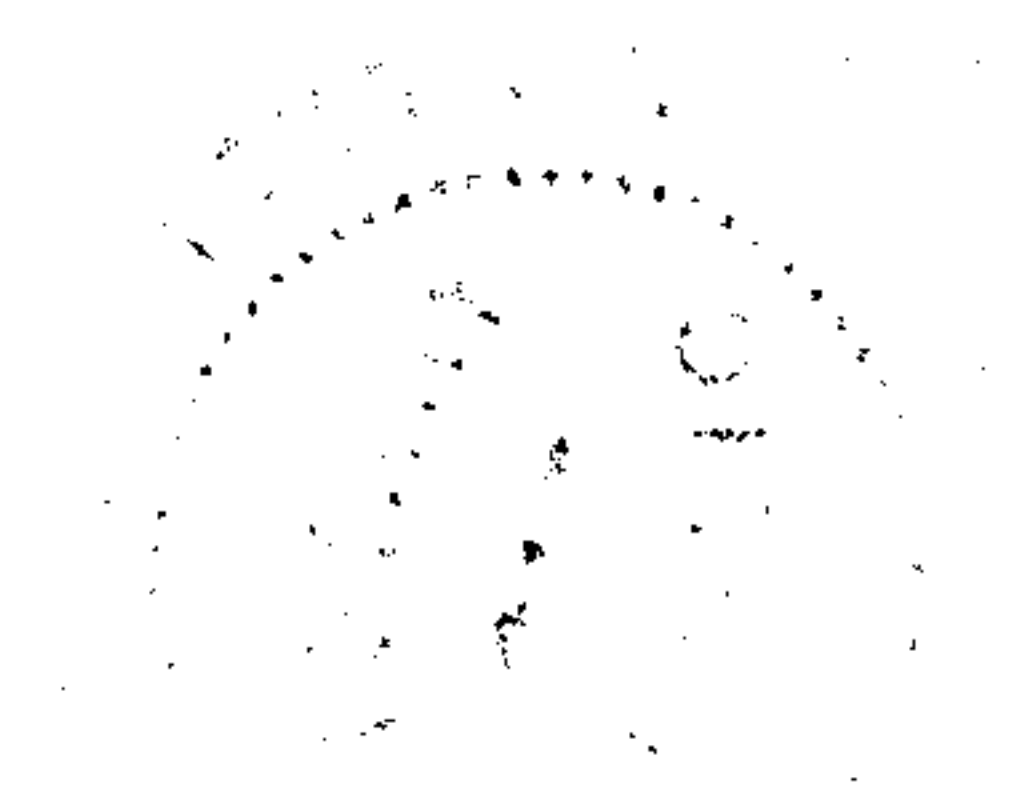
AMANDA V. WADSWORTH, N/K/A AMANDA V. SCIUTO

STATE OF ALABAMA
COUNTY OF SHRUBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **BRENDA F. WADSWORTH A/K/A BRENDA FAYE WADSWORTH**, 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 28TH day of JULY, 2014.

Horace D. Peltier J
NOTARY PUBLIC
My commission expires: 08/17/2015



STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **AMANDA V. WADSWORTH, N/K/A AMANDA V. SCIUTO**, 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 _____ day of _____, _____.

NOTARY PUBLIC
My commission expires: _____

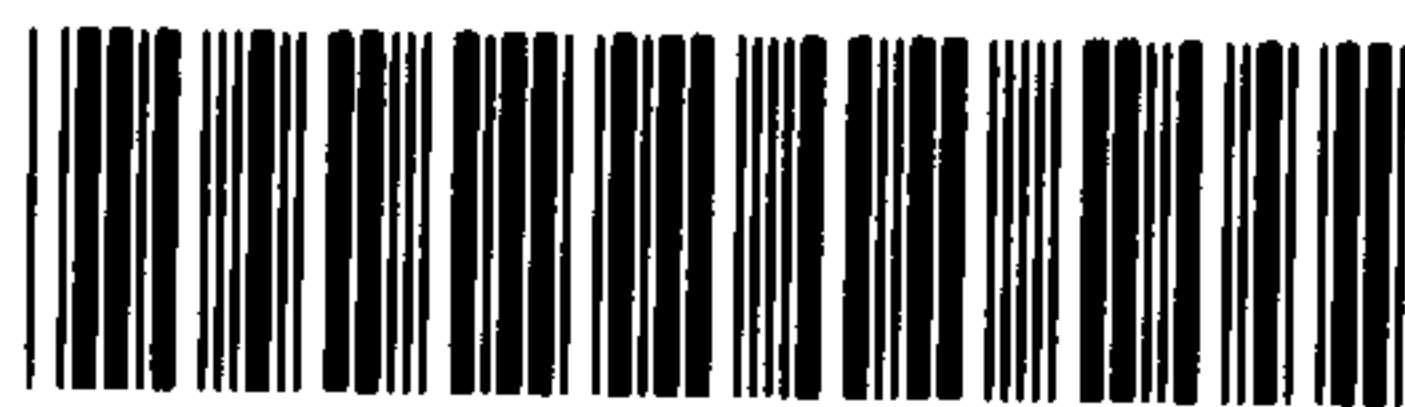
EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 173, ACCORDING TO THE MAP OF FOREST PARKS, 1ST SECTOR, 1ST ADDITION, AS
RECORDED IN MAP BOOK 22, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO: 095210000001.007

PROPERTY COMMONLY KNOWN AS: 300 CLAIRMONT ROAD, STERRETT, AL 35147



+U04836302+

7753 8/4/2014 79485755/1

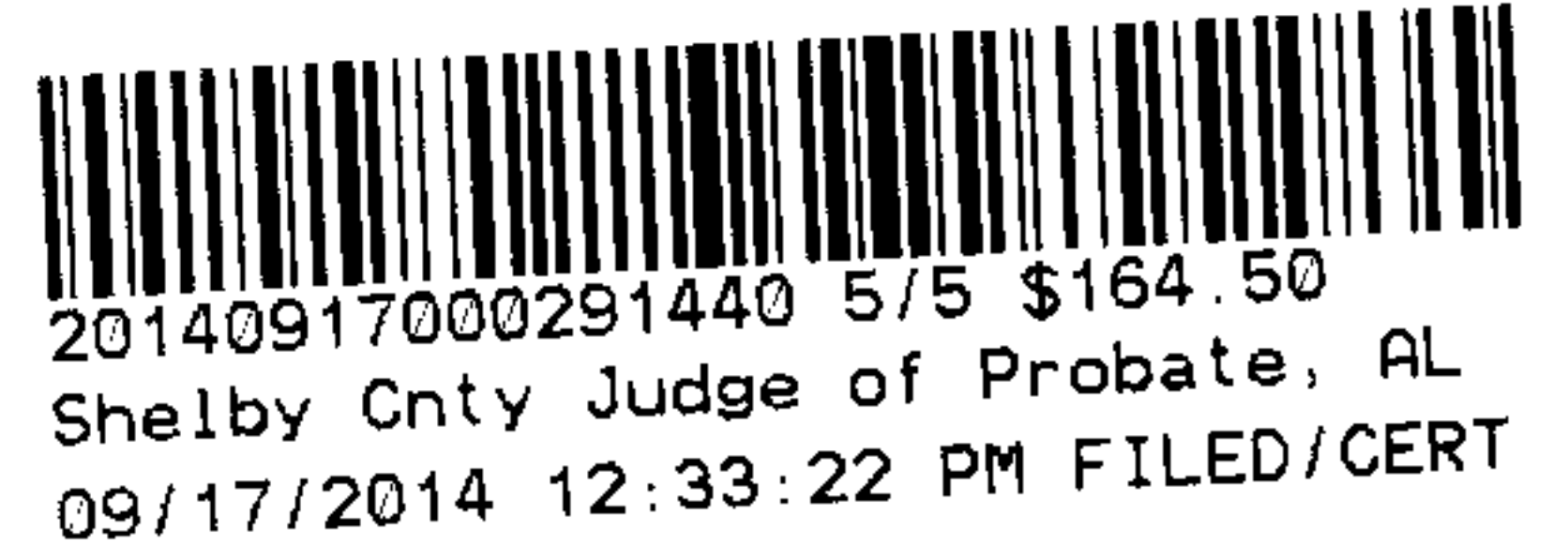


20140917000291440 4/5 \$164.50
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Real Estate Sales Validation Form

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

Grantor's Name	Brenda F. Wadsworth + Amanda V Wadsworth	Grantee's Name	Brenda F Wadsworth
Mailing Address	300 Clairmont Rd Sterrett AL 35147	Mailing Address	300 Clairmont Rd Sterrett AL 35147
Property Address	300 Clairmont Rd Sterrett AL 35147	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 272,100.00
			1/2 Market Value = 136,050.00



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	7-28-14	Print	Brenda Faye Wadsworth
Unattested		Sign	Brenda Faye Wadsworth
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one