

SEND TAX NOTICE TO:
Jennifer Escobar
3017 Arbor Bend
Hoover, Alabama 35244

THIS INSTRUMENT WAS PREPARED BY:
Patrick E. Kennedy, Attorney at Law
230 Bearden Road
Pelham, Alabama 35124


20140924000299960 1/2 \$152.00
Shelby Cnty Judge of Probate, AL
09/24/2014 12:24:56 PM FILED/CERT

THE STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration in accordance with a marital settlement agreement and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Roberto Antonio Escobar, a married man**, grant, bargain, sell and convey unto **Jennifer Susan Jenkins Escobar, a married woman**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #91, Book 33, Page 142. Sub: Arbor Hill Phase III Final Plat

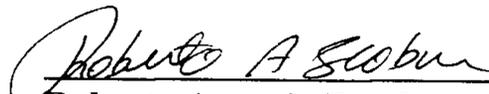
Subject to Easements, restrictions and reservations, if any, of record in said Probate Office.

This deed was prepared from data furnished by the Grantor, no title examination was requested or undertaken, the preparer of this instrument has not reviewed the status of title on this property, has not been employed to do so, and acts only as the drafter of this instrument.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good faith right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators warrant and defend the same to the said Grantee, his heirs and assigns forever, against lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand, this 5th day of April, 2012.
3

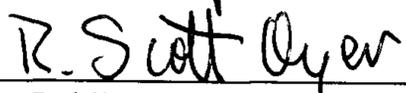
Shelby County, AL 09/24/2014
State of Alabama
Deed Tax: \$135.00

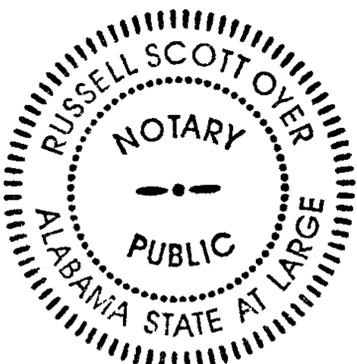

Roberto Antonio Escobar

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **Roberto Antonio Escobar**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2012. 3


Notary Public
My Commission Expires: 3-21-17



Real Estate Sales Validation Form

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

Grantor's Name Roberto Antonio Escobar
Mailing Address 125 Stonehaven Way
Pelham, AL 35124

Grantee's Name Jennifer Escobar
Mailing Address 3017 Arbor Bend
Hoover, AL 35244

Property Address 3017 Arbor Bend
Hoover, AL 35244

Date of Sale 3-28-13

Total Purchase Price \$
or
Actual Value \$ 270,000
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
X Appraisal
Other

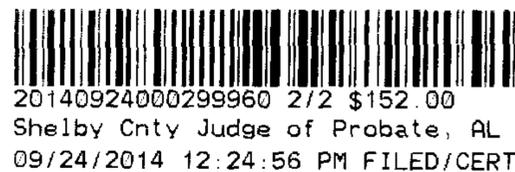
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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, i



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 Patrick E. Kennedy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one