

STATE OF ALABAMA)
COUNTY OF SHELBY)

~~QUITCLAIM~~
**WARRANTY
QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Nineteen Thousand and 00/100 Dollars (\$19,000.00) and other good and valuable consideration in hand paid to the undersigned, **NGP, LLC** (hereinafter called the Grantor), the receipt whereof is hereby acknowledged by the Grantor, hereby **RELEASES, QUITCLAIMS, GRANTS, SELLS, CONVEYS AND ASSIGNS ANY AND ALL RIGHTS TO EXCESS BID FUNDS BEING HELD BY THE SHELBY COUNTY TAX COLLECTOR to Estella Chism Peoples** (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Legal Description: **Lot 14-C, fronting on Shelby Street, according to the survey of Thomas Addition to the Town of Aldrich, Alabama, as recorded in Map Book 3 Page 52 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Parcel Identification Number: **27-04-19-04-003-003.000**

- 1) **Subject to easements, restrictions and right of ways of record.**
- 2) **Preparer has no opinion as to title.**
- 3) **Reference Number: 214929**
- 4) **MAP#: 10-0092**
- 5) **Property Address: 1069 HWY 10, MONTEVALLO, AL 35115**

TO HAVE AND TO HOLD to said Grantee forever.
THE mortgage was recorded prior to this deed as instrument 2014007000314210
Given under my hand and seal on this the 17th day of September, 2014.

NGP, LLC

By: *Robert Roger Becks, Jr.*
ROBERT ROGER BECKS, JR.
Its: Authorized Agent/Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said county, in said State, hereby certify that Robert Roger Becks, Jr., whose name as Authorized Agent of NGP, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date, that being informed of the contents of this said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 17th day of September, 2014.

Ammy Lynn Clark
Notary Public
My Commission Expires: *10-24-17*

Instrument prepared by:
Mark A. Pickens, Attorney
Mark A. Pickens, P. C.
P.O. Box 59372
Birmingham, AL 35259
MAP# 10-0092


20141013C00321960 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
10/13/2014 09:26:22 AM FILED/CERT

Shelby County, AL 10/13/2014
State of Alabama
Deed Tax: \$1.50

Real Estate Sales Validation Form

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

Grantor's Name NGP, LLC

Grantee's Name Estella Chism Peoples

Mailing Address P.O. Box 478

Mailing Address 1069 Highway 10

Chelsea, AL 35043

Montevallo, AL 35115

Property Address 1069 Highway 10

Date of Sale 09-17-2014

Montevallo, AL 35115

Total Purchase Price \$ 19,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (✓ one)

 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. (Recordation of documentary evidence 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.

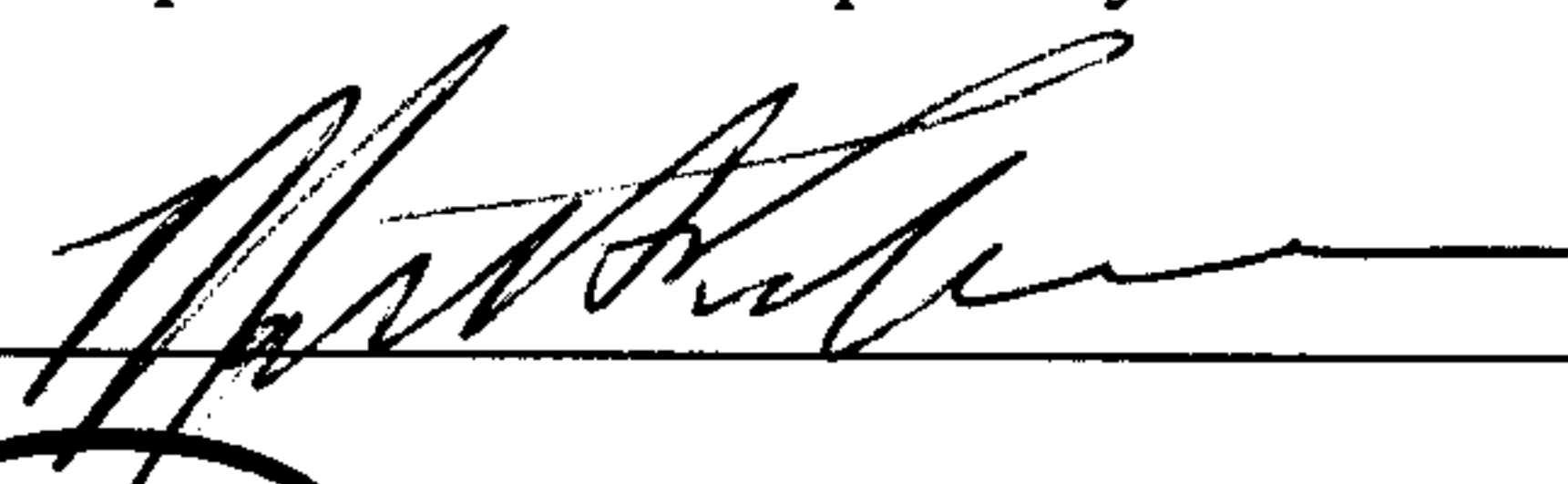
Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: 09-17-2014 Name: Mark A. Pickens

Signature: 

Unattested

(Verified By)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

