

~~AFTER RECORDING RETURN TO:~~

TITLE FIRST AGENCY
2944 FULLER NE
GRAND RAPIDS, MI 49505
File No. 1584563

MAIL TAX STATEMENTS TO:

HEATHER HUBBARD
145 EAGLE COVE DRIVE
PELHAM, AL 35124

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Tax ID No.: 14-4-18-2-000-094-000

14069041

QUIT CLAIM DEED

Title Source: Doc # 20090115000013390

THIS DEED made and entered into on this 10th day of OCT, 20 14, by and between **HEATHER HUBBARD, A/K/A HEATHER NICOLE HUBBARD, AN UNMARRIED WOMAN AND JOHN CRAD HUBBARD, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS WIFE AND HUSBAND, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM.**, a mailing address of 145 EAGLE COVE DRIVE, PELHAM, AL 35124, hereinafter referred to as Grantor(s) and **HEATHER HUBBARD, AN UNMARRIED WOMAN**, a mailing address of 145 EAGLE COVE DRIVE, PELHAM, AL 35124, 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.

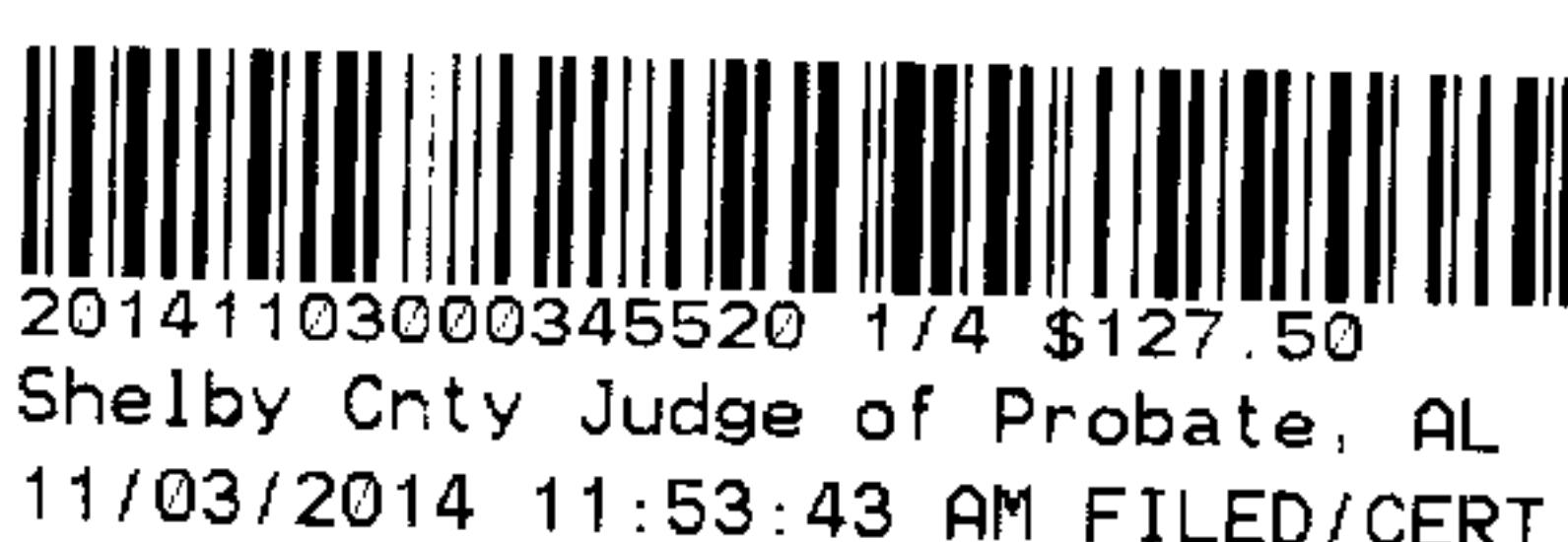
Also known as: 145 EAGLE COVE DRIVE, PELHAM, AL 35124

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

Prior instrument reference: DOCUMENT NO. 20090115000013390, Recorded: 01/15/2009

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).



20141103000345520 1/4 \$127.50
Shelby Cnty Judge of Probate, AL
11/03/2014 11:53:43 AM FILED/CERT

Shelby County, AL 11/03/2014
State of Alabama
Deed Tax: \$103.50

Tax ID No.: 14-4-18-2-000-094-000

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

Heather, A/K/A Heather Nicole Hubbard
HEATHER HUBBARD, A/K/A HEATHER NICOLE HUBBARD

John Crad Hubbard
JOHN CRAD HUBBARD

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that HEATHER HUBBARD, A/K/A HEATHER NICOLE HUBBARD, 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 10th day of OCT, 2014.

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

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that JOHN CRAD HUBBARD, 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 10th day of OCT, 2014.

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


20141103000345520 2/4 \$127.50
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EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 55, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 14 4 18 2 000 094.000

BEING THE SAME PROPERTY CONVEYED BY JOINT AND SURVIVORSHIP DEED

GRANTOR: SAVANNAH BUILDING CO., LLC, A LIMITED LIABILITY COMPANY

GRANTEE: HEATHER NICOLE HUBBARD AND JOHN CRAD HUBBARD, WIFE AND HUSBAND, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM

DATED: 01/13/2009

RECORDED: 01/15/2009

DOC#/BOOK-PAGE: 20090115000013390

ADDRESS: 145 EAGLE COVE DRIVE, PELHAM, AL 35124

END OF SCHEDULE A



20141103000345520 3/4 \$127.50
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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 Heather and John Hubbard
Mailing Address 145 Eagle Cove Drive
Pelham, AL 35124

Grantee's Name Heather Hubbard
Mailing Address 145 Eagle Cove Dr.
Pelham, AL 35124

Property Address 145 Eagle Cove Dr.
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 206,900 - full amt.
103,450 - 1/2 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

Appraisal
 Other ASSESSORS OFFICE

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 10-10-14

Print Heather Hubbard

Unattested

Sign HH

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



2014110300345520 4/4 \$127.50
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