

After Recording Return to:

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20150113000012720
01/13/2015 10:13:13 AM
DEEDS 1/4

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**STATE OF ALABAMA
SHELBY COUNTY**

Return To:

Mail Tax Statements To:
David A. Bass & Kathy I. Bass
107 Dogwood Drive
Columbia, AL 35051

Tax ID: 21-7-25-4-001-014.000
File #: 8497031c

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, DAVID A. BASS and KATHY I. BASS, husband and wife, who acquired title without marital status, whose address is 107 Dogwood Drive, Columbiana, AL35051, (hereinafter called Grantors), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant, and convey to DAVID A. BASS and KATHY I. BASS, married, as joint tenants, whose address is 107 Dogwood Drive, Columbiana, AL 35051, (hereinafter called Grantees) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 21-7-25-4-001-014.000
Commonly known as 107 Dogwood Drive, Columbiana, AL 35051

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under their hands this 31 day of December, 2014

WITNESSES:

Witness

David A. Bass
DAVID A. BASS

Print Name

Kathy I. Bass
KATHY I. BASS

Witness

Witness

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID A. BASS and KATHY I. BASS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 31st day of December, 2014

Robert H. Parks

NOTARY PUBLIC

My Commission Expires:

ROBERT H. PARKS
NOTARY PUBLIC

ALABAMA STATE AT LARGE

COMMISSION EXPIRES JULY 02, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

**20150113000012720 01/13/2015 10:13:13 AM DEEDS 3/4
EXHIBIT "A"**

LOT 11, OF THE 1ST ADDITION TO TRIPLE SPRINGS SUBDIVISION, 2ND SECTOR, AS
RECORDED IN MAP BOOK 6, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. BASS AND KATHY I. BASS, BY
DEED DATED SEPTEMBER 12, 2003 AND RECORDED SEPTEMBER 16, 2003, OF RECORD IN
INSTRUMENT NO. 20030916000622930, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

Current Property Address: 107 Dogwood Drive, Columbiana, Alabama 35051
Current Parcel ID No: 21-7-25-4-001-014.000

Real Estate Sales Validation Form

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

Grantor's Name DAVID A BASS AND KATHY I BASS
Mailing Address 107 DOGWOOD DRIVE
COLUMBIA AL 35051

Grantee's Name DAVID A BASS AND KATHY I BASS
Mailing Address 107 DOGWOOD DRIVE
COLUMBIA AL 35051

Property Address 107 DOGWOOD DRIVE
COLUMBIA AL 35051

Date of Sale N/A
Total Purchase Price \$ 0.00

or
Actual Value \$

or
Assessor's Market Value \$ 210,380.00

20150113000012720

01/13/2015 10:13:13 AM

DEEDS 4/4

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 refinance, no consideration

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 1/7/15

Print SUSAN CHO/FIRST AMERICAN TITLE

☒ Unattested

SUSAN CHO

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/13/2015 10:13:13 AM
\$24.00 CHERRY
20150113000012720

[Signature]

Form RT-1