

20150204000037520
02/04/2015 01:45:14 PM
DEEDS 1/4

This instrument was prepared by:
Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

QUITCLAIM DEED

Fair Market Value: \$109,610.00

STATE OF ALABAMA
COUNTY OF SHELBY

*WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, RENEE LYNN PERRY, who acquired title as RENEE SUTHERLAND, and DARRYL FRANKLIN PERRY a/k/a DARRYL F. PERRY, Wife and Husband, who acquired title as Joint Tenants with Rights of Survivorship (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto RENEE LYNN PERRY and DARRYL FRANKLIN PERRY, Wife and Husband, as Joint Tenants with Full Rights of Survivorship (herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the City of PELHAM, County of SHELBY, State of Alabama, described as follows:

LOT 6, BLOCK 2, BROOKFIELD 1ST SECTOR AS FILED IN MAP BOOK 5, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to RENEE SUNDERLAND AND DARRYL F. PERRY AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, from ALFRED S. ESTEP, A MARRIED PERSON, AND DANA G. ESTEP, A MARRIED PERSON, ALFRED S. ESTEP AND DANA G. ESTEP ARE A MARRIED COUPLE, by deed dated 06/20/2003 and recorded 06/25/2003 IN INSTRUMENT NO. 20030625000397190 of official records.

Commonly known as: 1307 KEITH RD., PELHAM, AL 35124
APN #: 13 1 11 4 004 034.000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

 PERRY
49289519

AL

FIRST AMERICAN ELS
QUIT CLAIM DEED



This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 14 day of January, 2015

Renee Lynn Perry fka Renee Sunderland
RENEE LYNN PERRY f/k/a
RENEE SUTHERLAND ~~Sunderland~~ Rep

Darryl Franklin Perry AKA Darryl F. Perry
DARRYL FRANKLIN PERRY a/k/a
DARRYL F. PERRY

Grantor Address:
1307 Keith Road
Pelham, AL 35124

Grantee Address:
1307 Keith Road
Pelham, AL 35124

STATE OF ALABAMA

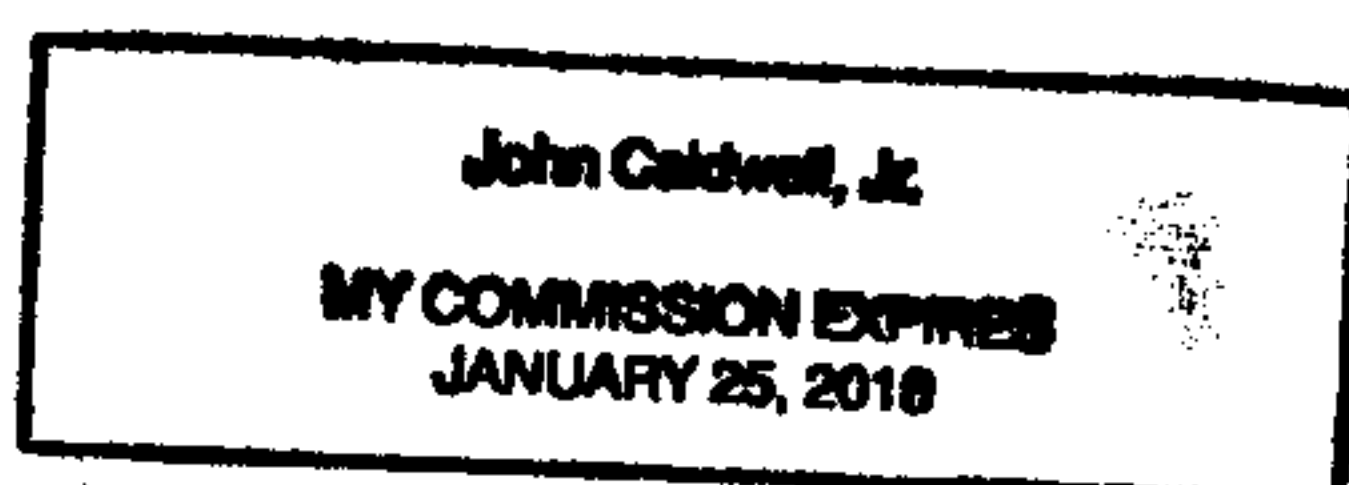
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that RENEE LYNN PERRY f/k/a RENEE SUTHERLAND, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 14 day of January, 2015

John Caldwell
Print Name: John Caldwell

Commission Expires:



STATE OF ALABAMA.

COUNTY OF

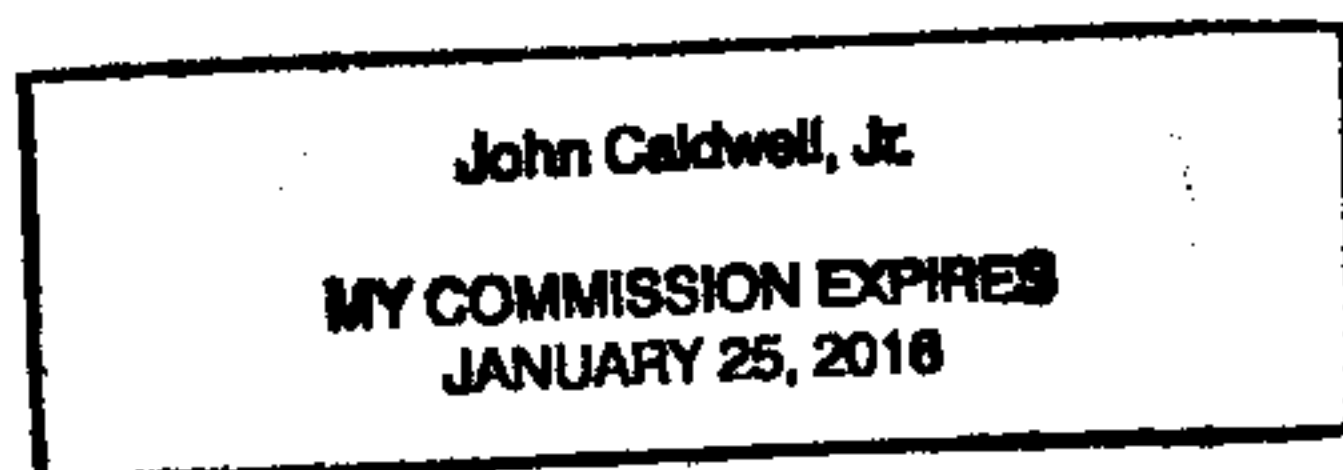
Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DARRYL FRANKLIN PERRY a/k/a DARRYL F. PERRY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 14 day of January, 2015

John Caldwell
Print Name: John Caldwell

Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Renee Lynn Perry and Darryl Franklin Perry

Mailing Address 1307 Keith Rd
Pelham, AL 35124

Grantee's Name Renee Lynn Perry

Mailing Address Darryl Franklin Perry
1307 Keith Rd
Pelham, AL 35124

Property Address 1307 Keith Rd
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 109,610.00

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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 Assessor's Website

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 2-4-2015

Print Rob Jeffre

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/04/2015 01:45:14 PM
\$26.00 CHERRY
20150204000037520

[Signature]

Form RT-1