

After Recording Return to:

Mark Alan Dennis and Brooke
Watts Dennis
509 Thorn Berry Lane
Birmingham, AL 35242

20150604000184810
06/04/2015 09:18:01 AM
QCDEED 1/3

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STATE OF ALABAMA
SHELBY COUNTY

Return To:

Mail Tax Statements To:
Mark Alan Dennis & Brooke Watts Dennis
509 Thorn Berry Lane
Birmingham, AL 35242

Tax ID: 10-1-11/-0-009-049-000
File #: 312699

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, MARK ALAN DENNIS, a/k/a MARK DENNIS, a married man, herein joined by his spouse BROOKE WATTS DENNIS, whose address is 509 Thorn Berry Lane, Birmingham, AL 35242, (hereinafter called Grantors), for and in consideration of the sum of TEN DOLLAR (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant, and convey to MARK ALAN DENNIS and BROOKE WATTS DENNIS, as tenants by the entirety, whose address is 509 Thorn Berry Lane, Birmingham, AL 35242, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

LOT 49 ACCORDING TO THE SURVEY OF THORN BERRY SUBDIVISION AS
RECORDED IN MAP BOOK 25, PAGE 129, SHELBY COUNTY, ALABAMA RECORDS.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENT
AND RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Parcel ID: 10-1-11/-0-009-049-000
Commonly known as 509 Thorn Berry Lane, Birmingham, AL 35242

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 17 day of April, 2015

WITNESSES:

Witness

Print Name

Witness

Witness

Mark Alan Dennis aka Mark Dennis
MARK ALAN DENNIS, a/k/a
MARK DENNIS

Brooke Watts Dennis
BROOKE WATTS DENNIS

STATE OF ALABAMA }

COUNTY OF Shelby }

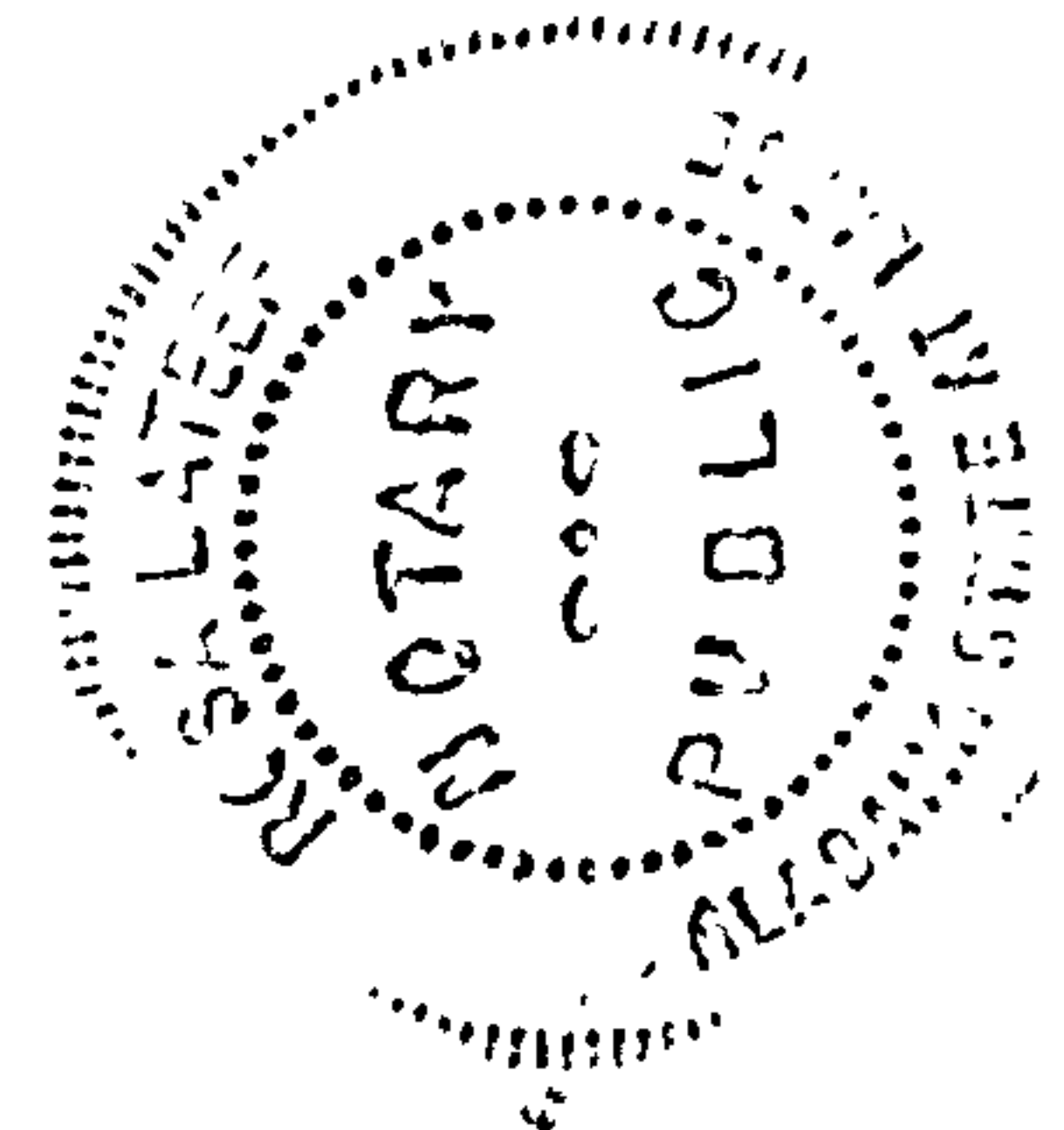
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK ALAN DENNIS, a/k/a MARK DENNIS and BROOKE WATTS DENNIS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents 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 17 day of April, 2015

Roa Lattin
NOTARY PUBLIC
My Commission Expires: 08-08-18

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



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mark Dennis &
 Mailing Address Brooke Watts Dennis
509 Thorn Berry Lane
Birmingham, AL 35242

Grantee's Name Mark Alan Dennis &
 Mailing Address Brooke Watts Dennis
509 Thorn Berry Lane
Birmingham, AL 35242

Property Address 509 Thorn Berry Lane
Birmingham, AL 35242

Date of Sale 4/17/2015
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 225,500.00

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 _____

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 4-17-15

Print Mark Alan Dennis Brooke Watts Dennis

Sign [Signature] [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/04/2015 09:18:01 AM
 \$22.00 DEBBIE
 20150604000184810

Print Form

Form RT-1

[Signature]