

Commitment Number: 443600

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

Ralph Moore, John Hendrix and Tanya Hendrix
5320 South Broken Bow Drive, Birmingham, Alabama 35242

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-1-12-0-001-008.038

443600

QUITCLAIM DEED

Ralph Moore and John Hendrix, hereinafter grantors, whose tax-mailing address is **5320 South Broken Bow Drive, Birmingham, Alabama 35242**, for \$ 0 () in consideration paid, grant and quitclaim to **Ralph Moore, John Hendrix and Tanya Hendrix**, husband and wife, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **5320 South Broken Bow Drive, Birmingham, Alabama 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 8, BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW, AS RECORDED IN MAP BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. P.I.D#: 10-1-12-0-001-008.038

Property Address is: 5320 South Broken Bow Drive, Birmingham, Alabama 35242

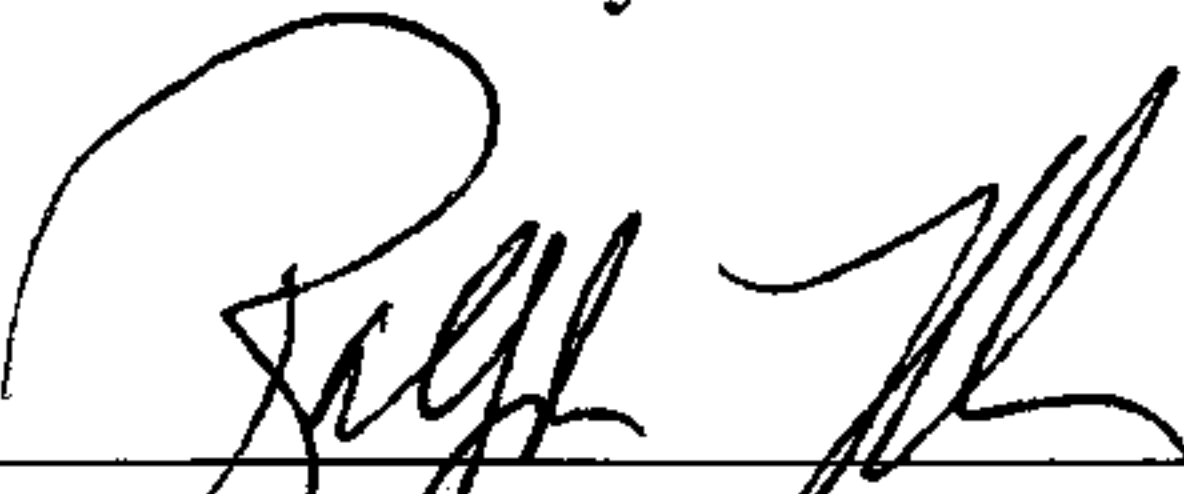
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

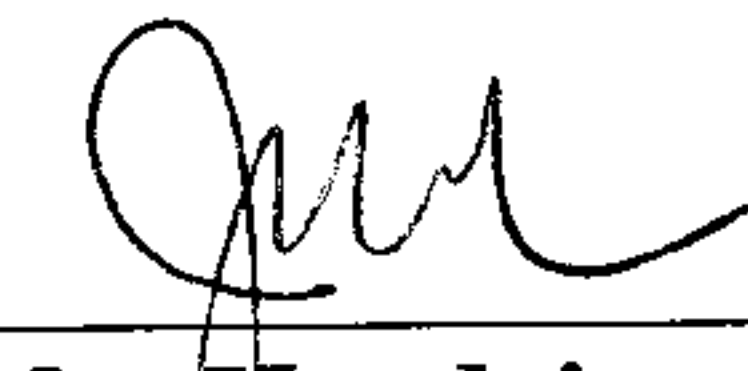
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 20030611000365020

Executed by the undersigned on 10/31, 2014:



Ralph Moore



John Hendrix

STATE OF Alabama
COUNTY OF Jefferson

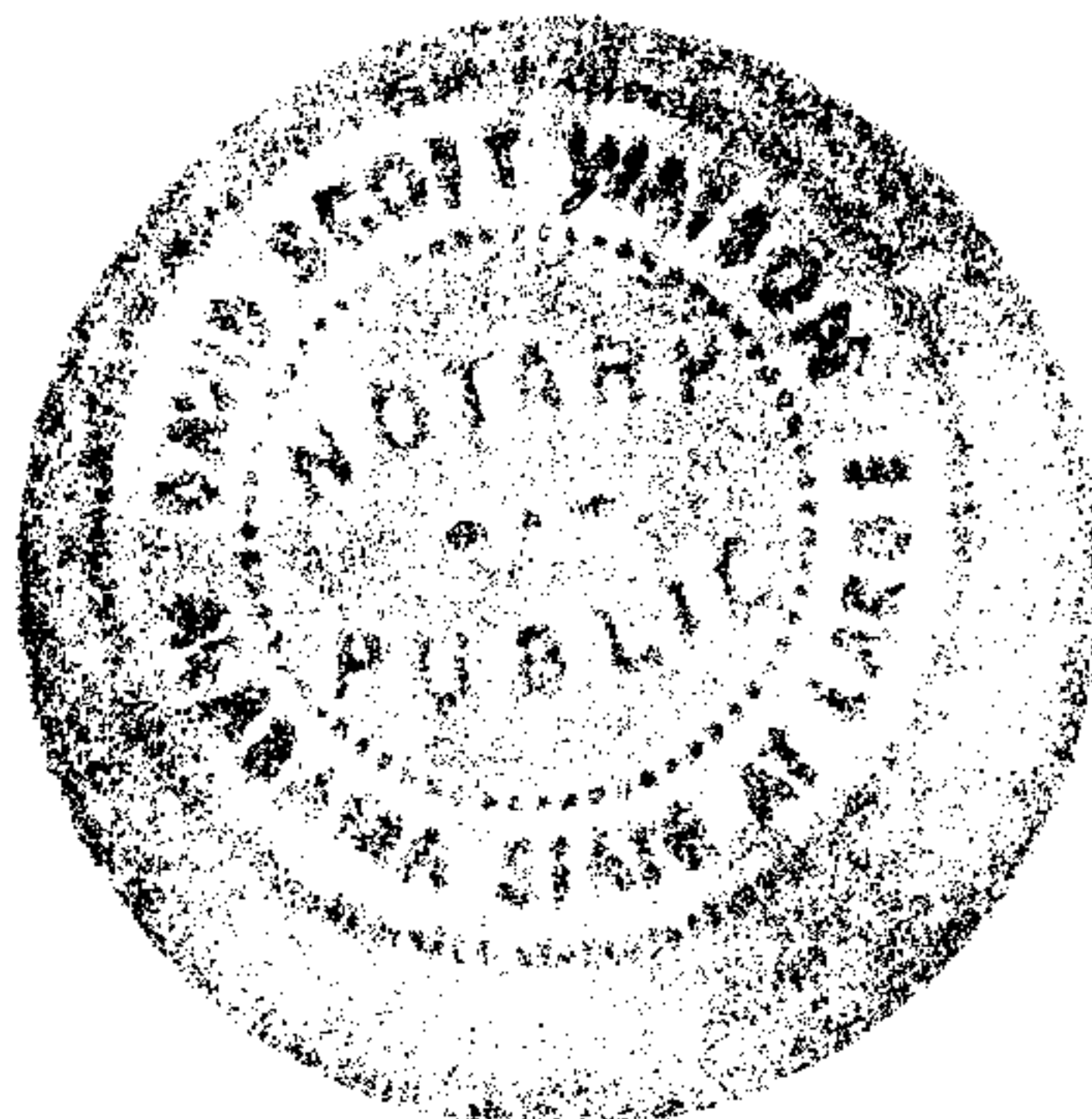
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Ralph Moore** and **John Hendrix** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 31 day of October, 2014



Notary Public

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2018



Real Estate Sales Validation Form

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

Grantor's Name Ralph Moore and John Hendrix

Grantee's Name Ralph Moore, John Hendrix and Tanya Hendrix, husband and wife all as joint tenants

Mailing Address 5320 South Broken Bow Drive, Birmingham, Alabama 35242

Mailing Address 5320 South Broken Bow Drive, Birmingham, Alabama 35242

Property Address 5320 South Broken Bow Drive, Birmingham, Alabama 35242

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

20150810000274810

08/10/2015 08:14:16 AM

QCDEED 3/3

10/31/2014
\$ 0.00

\$

\$ 35,680.00

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).

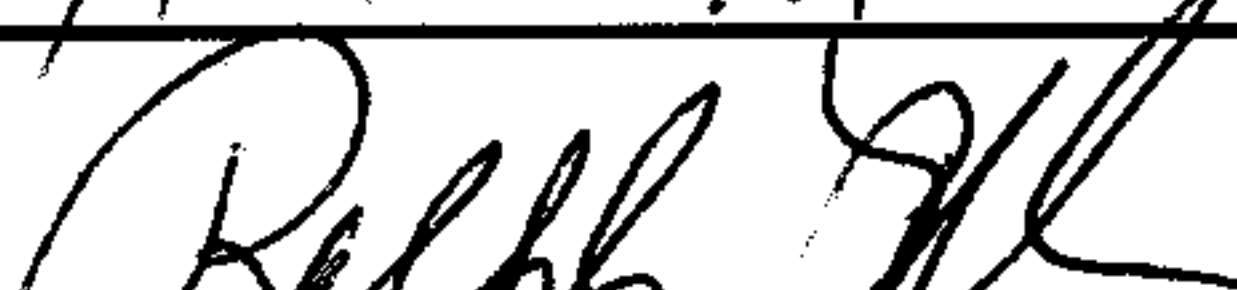
Date 10-31-2014

Print RALPH MOORE

Unattested



Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2015 08:14:16 AM
\$56.00 CHERRY
20150810000274810

(verified by)



Form RT-1