

20150821000292100
08/21/2015 03:46:39 PM
QCDEED 1/3

File Number: 1561930

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:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135211002027000

2-34340

QUITCLAIM DEED

YULIA LEVY, (SHNAIDERMAN) who took title as YULTA LEVY, (SHNAIDERMAN) and DANIEL LEVY, whose mailing address is 116 Squire Drive, Helena, AL 35080, hereinafter grantors, for \$1.00 and the correction of the public record as to her first name in consideration paid, grant and quitclaim to YULIA LEVY, (SHNAIDERMAN) and DANIEL LEVY, 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 116 Squire Drive, Helena, AL 35080, 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 27, ACCORDI NG TO THE SURVEY OF FALLISTON SECTOR 2, AS RECORDED IN MAP BOOK 19, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

P.I.D#: 135211002027000

Property Address is: 116 Squire Drive, Helena, AL 35080

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

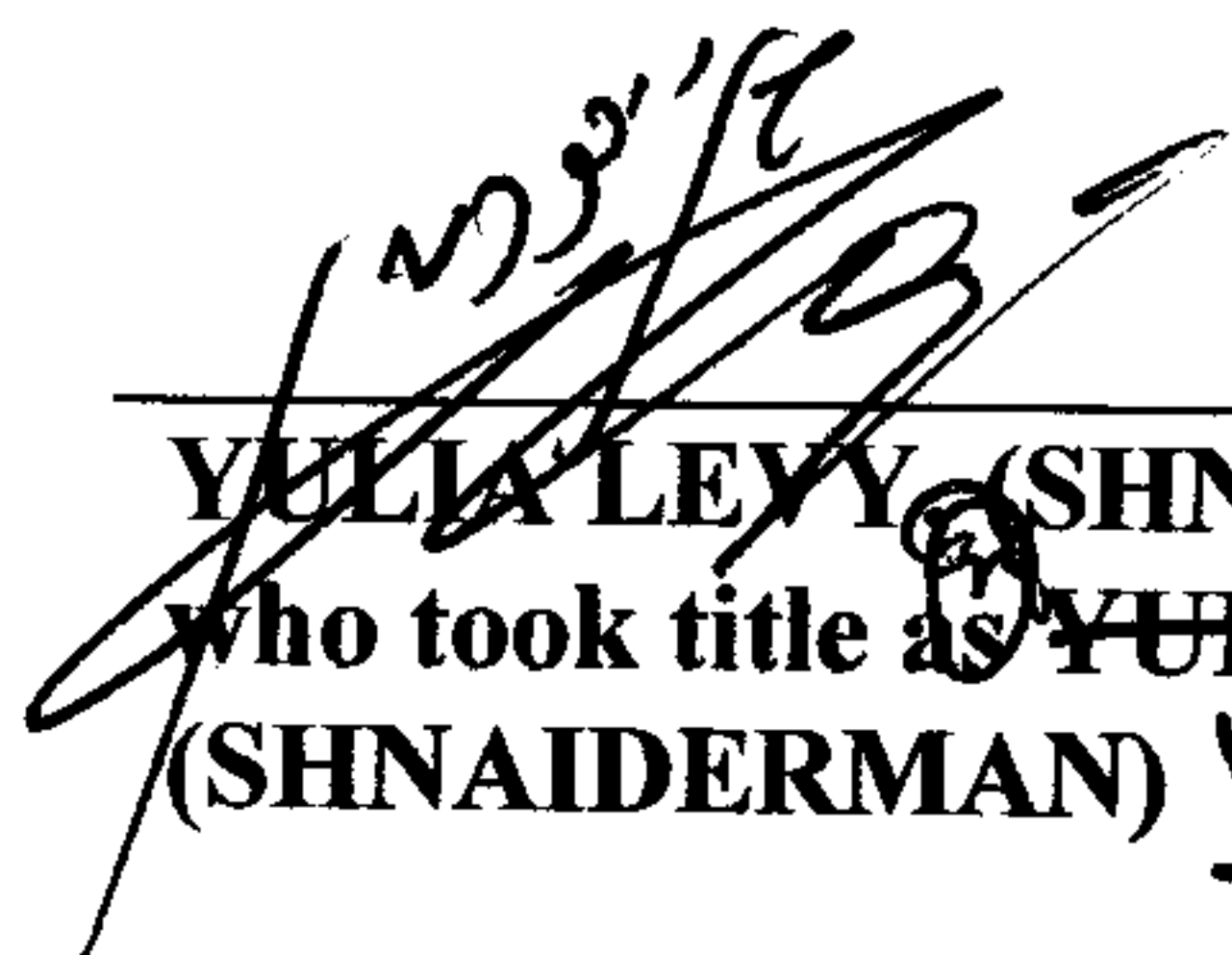
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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: 20130816000334480

Executed by the undersigned on 4 of August, 2015:



YULIA LEVY (SHNAIDERMAN)
who took title as YULTA LEVY,
(SHNAIDERMAN) Yulia



DANIEL LEVY

STATE OF State of Israel
COUNTY OF Municipality of Tel Aviv-Yafo
Embassy of the ss:
United States of America

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that YULIA LEVY, (SHNAIDERMAN) who took title as YULTA LEVY, (SHNAIDERMAN) and DANIEL LEVY whose names are signed to the foregoing conveyance, and who are 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 4 day of August, 2015



Jay Treloar
Consul

Commission expires:
Indefinite



Real Estate Sales Validation Form

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

Grantor's Name Yulica Levy (Schnaiderman) &
 Mailing Address Daniel Levy
116 Squire Drive
Helena AL 35080

Grantee's Name Yulica Levy (Schnaiderman)
 Mailing Address & Daniel Levy
116 Squire Drive
Helena AL 35080

Property Address 116 Squire Drive
Helena AL 35080

Date of Sale 8-4-15Total Purchase Price \$ 0

or
 Actual Value \$ 0

or
 Assessor's Market Value \$ 116500.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/21/2015 03:46:39 PM
 \$136.50 DEBBIE
 20150821000292100

The purchase price or actual value claimed on Quit Claim Deed verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Quit Claim Deed

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 8-4-15Print Phung Phanhachan

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1