

This instrument was prepared by:
Lauren Sonnier, AL Court ID: DUV002
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:
Timothy James McIntyre, Jr.
225 Silverstone Lane
Alabaster, AL 35005

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

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

MCINTYRE
50269662

AL

FIRST AMERICAN ELS
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:



34

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, TIMOTHY JAMES MCINTYRE, JR. a/k/a TIMOTHY JAMES MCINTYRE, an unmarried man, and CHRISTINE BEATRICE MEDLIN a/k/a CHRISTINE M. MCINTYRE, an unmarried woman who acquired title as TIMOTHY JAMES MCINTYRE and CHRISTINE M. MCINTYRE, as Joint Tenants (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto TIMOTHY JAMES MCINTYRE, JR., an unmarried man (herein referred to as grantee, whether one or more), the following-described real estate:

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

LOT 320, ACCORDING TO THE SURVEY OF FINAL PLAT OF STAGE COACH TRACE, SECTOR 3, AS RECORDED IN MAP BOOK 29, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to TIMOTHY JAMES MCINTYRE AND CHRISTINE M. MCINTYRE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP from OLD SOUTH BUILDERS, INC., by deed dated AUGUST 30, 2002, and recorded SEPTEMBER 13, 2002, IN INSTRUMENT NO. 20020913000439350 of official records.

Commonly known as: 225 Silverstone Lane, Alabaster, AL 35005

APN #: 23 7 25 3 003 040.000


Source of Title: INSTRUMENT NO. 20020913000439350

Fair Market Value: \$139,270.00

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

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 16 day of September, 2015.


TIMOTHY JAMES MCINTYRE, JR. a/k/a
TIMOTHY JAMES MCINTYRE

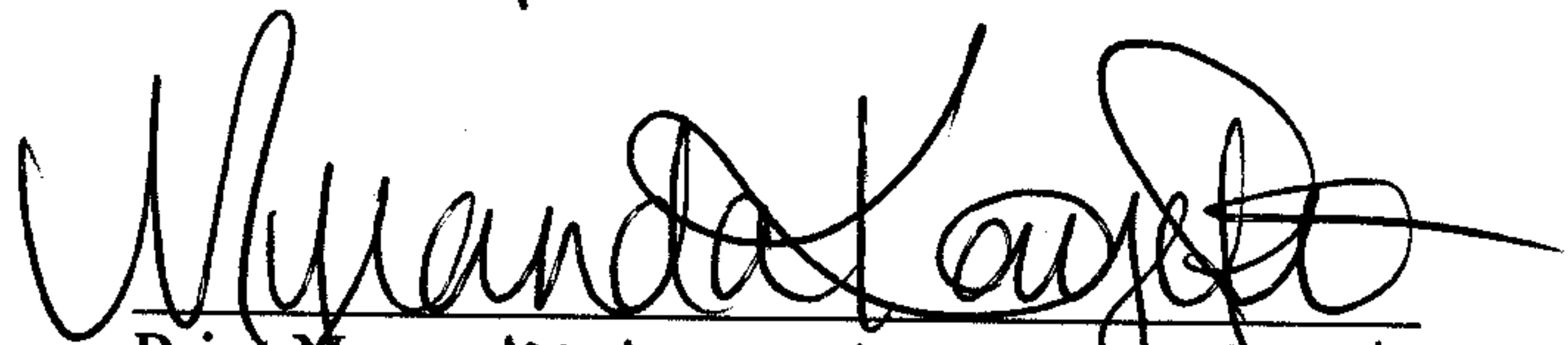
Grantor/Grantee Address: 225 Silverstone Lane, Alabaster, AL 35005

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that TIMOTHY JAMES MCINTYRE, JR. a/k/a TIMOTHY JAMES MCINTYRE, 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 16 day of September, 2015.


Print Name: Myranda Kaye Pitt

Commission Expires:



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
16th day of September, 2015.

Christine Beatrice Medlin
CHRISTINE BEATRICE MEDLIN f/k/a
CHRISTINE M. MCINTYRE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHRISTINE BEATRICE MEDLIN f/k/a CHRISTINE M. MCINTYRE, 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 16 day of September, 2015.

Myranda Kaye Pitt
Print Name: Myranda Kaye Pitt

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 Timothy James McIntyre Jr.
 Mailing Address Christine M. McIntyre
225 Silverstone Ln.
Alabaster, AL 35005

Grantee's Name Timothy James McIntyre Jr.
 Mailing Address 225 Silverstone Ln.
Alabaster, AL 35005

Property Address 225 Silverstone Ln.
Alabaster, AL
35005

Date of Sale 9/16/2015
 Total Purchase Price \$ 10.00

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/20/2015 11:03:17 AM
 \$95.00 DEBBIE
 20151120000401210

Actual Value \$

Assessor's Market Value \$ 139,270.00

The purchase price or actual value claim 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 Tax due on 1/2 the Assessor's
Market Value. 1/2 = \$69,635.00
Tax due = \$70.00

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 11/17/2015

Print Laura Kaplan

Sign Laura Kaplan

☐ Unattested
 (verified by)

(Grantor/Grantee/Owner/Agent) circle one