

20151201000409370
12/01/2015 08:21:51 AM
QCDEED 1/3

Return/Mail to: NCS / PTC
9087 Foothills Blvd, Ste 700
Roseville, CA 95747

(17-549466)

This instrument prepared by:

Thomas Granville McCroskey, Esq., 1302 Boyd Avenue, Maryville TN 37803, (865) 441-8301.
Member of the Alabama Bar and licensed to practice law in Alabama.

10/28

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-9-32-1-002-002.000

QUITCLAIM DEED

JENNIFER B. MCLEAN, who is now known as JENNIFER B. DAGGETT, a married woman, joined by her husband MATTHEW D. DAGGETT, whose mailing address is 104 Lauchlin Lane, Pelham, Alabama, 35124, hereinafter grantor, for **\$0.00 (ZERO DOLLARS)** in consideration paid, quitclaims to JENNIFER B. DAGGETT, a married woman, hereinafter grantee, whose tax mailing address is 104 Lauchlin Lane, Pelham, Alabama, 35124, Alabama, the following real property:

LEGAL DESCRIPTION:

The land described herein is situated in the State of Alabama, County of Shelby, described as follows:

Lot 1102, according to the Final Plat of Lauchlin at Ballantrae Phase 1, as recorded in Map Book 35, Page 10, in the Probate Office of Shelby County, Alabama.

Excepting therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry.

TITLE DERIVATION:

Property Address is: 104 Lauchlin Lane, Pelham, Alabama, 35124.

Grantor 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 Grantor acquired title.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on November 19th, 2015:

Jennifer B. McLean, n/k/a Jennifer B. Daggett
JENNIFER B. MCLEAN, n/k/a JENNIFER B. DAGGETT

Matthew D. Daggett
MATTHEW D. DAGGETT

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that JENNIFER B. MCLEAN, n/k/a JENNIFER B. DAGGETT, and MATTHEW D. DAGGETT, who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same voluntarily, as on the day the same bears date.

Given under my hand an official seal this 19th day of November, 2015.

Linda D. Meadows
Notary Public

LINDA D. MEADOWS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 24, 2019

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

Grantor's Name JENNIFER B. McLEAN
 Mailing Address n/k/a JENNIFER B. DAGGETT
104 Lauchlin Lane
Pelham, AL 35124

Grantee's Name JENNIFER B. McDAGGETT
 Mailing Address 104 Lauchlin Lane
Pelham, AL 35124

Property Address 104 Lauchlin Lane
Pelham, AL 35124

Date of Sale 11/19/15 (refinance)

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 257,700.00 ***



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/01/2015 08:21:51 AM
 \$21.00 CHERRY
 20151201000409370

Jenn Daxin

***Deed is updating name and is recording concurrently with a mortgage)

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 - County 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 11-30-15

Print Jenn Daxin

☐ Unattested

Sign Jenn Daxin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one