

20160120000019770
01/20/2016 09:19:35 AM
QCDEED 1/4

STATE OF ALABAMA)

COUNTY OF SHELBY)

*Not a purchase money
Mortgage

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT SUSAN FITZPATRICK, FORMERLY KNOWN AS SUSAN ADAMS FITZPATRICK, an unmarried woman, who took title as a married woman (herein, "Grantor"), whose address is 422 Stonegate Drive, Birmingham, AL 35242, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to SUSAN FITZPATRICK, an unmarried woman herein, "Grantee"), whose address is 422 Stonegate Drive, Birmingham, AL 35242, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 422 Stonegate Drive, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20150831000301120

PROPERTY ID: 04 4 19 0 000 002.022

REAL PROPERTY TAX: \$ 3,590.76 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 10th day of December, 20 15

GRANTOR:

*Susan Fitzpatrick, who took title
as Susan Adams Fitzpatrick*

(SEAL)

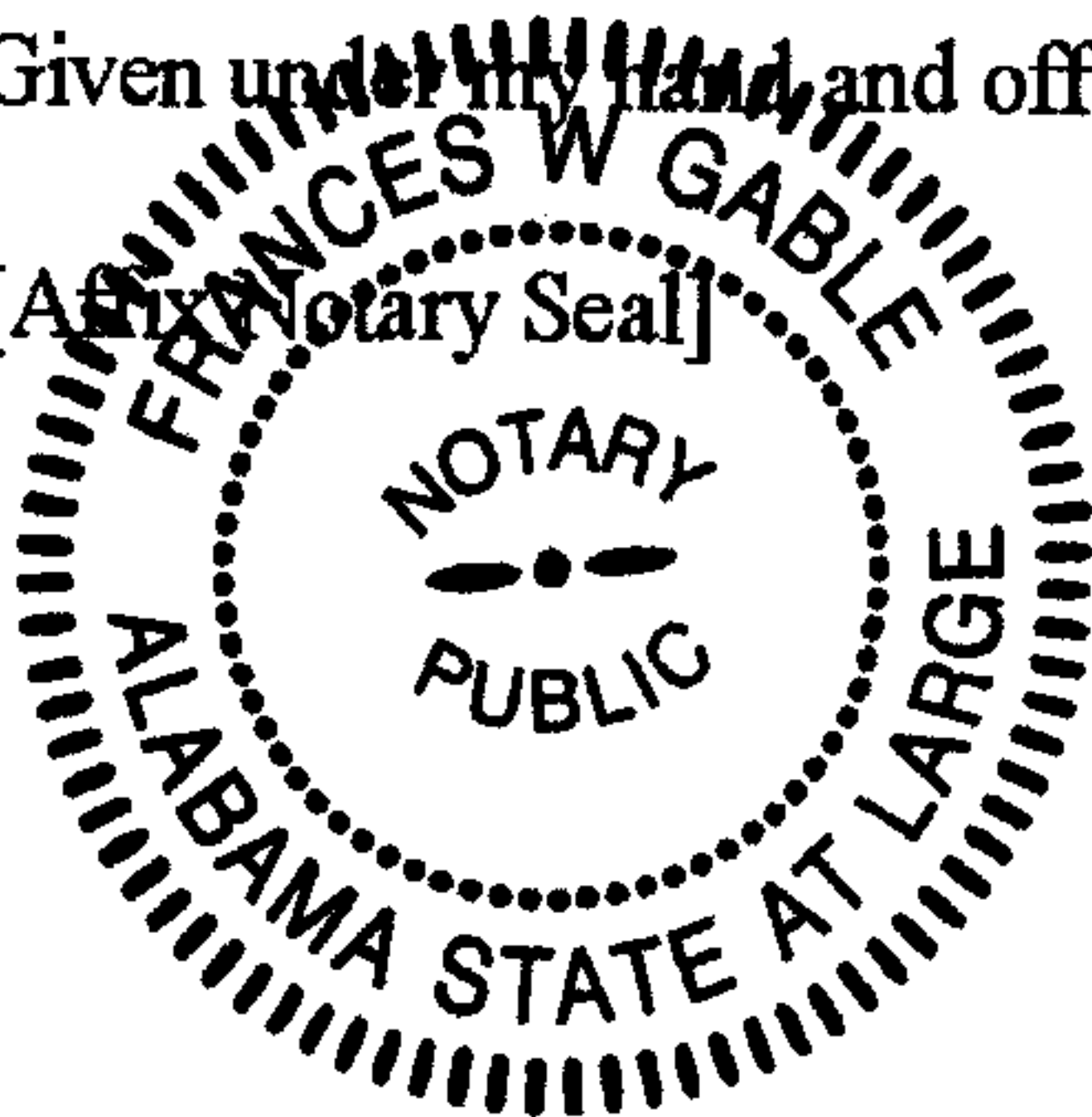
Susan Fitzpatrick, who took title as Susan Adams
Fitzpatrick

STATE OF ALABAMA
COUNTY OF SHELBY

I, Frances W. Gable, the undersigned Notary Public in and for said State and County, hereby
certify that Susan Fitzpatrick, an unmarried woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of December, 2015.

[Affix Notary Seal]



Frances W. Gable

SIGNATURE OF NOTARY PUBLIC

My commission expires: April 29, 2019

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

SUSAN FITZPATRICK
422 STONEGATE DRIVE
BIRMINGHAM, AL 35242

The Grantee's address is:

SUSAN FITZPATRICK
422 STONEGATE DRIVE
BIRMINGHAM, AL 35242

EXHIBIT A

[Legal Description]

Lots 61 and 62, according to the Survey of Stonegate Realty, Phase Three, as recorded in Map Book 33, page 122, in the Probate Office of Shelby County, Alabama.

Now known as: Lot 61A, according to a Resurvey of Lots 61 and 62, Stonegate Realty Phase Three, as recorded in Map Book 34, page 110, in the Probate Office of Shelby County, Alabama.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Susan Adams Fitzpatrick
Mailing Address 422 Stonegate Drive
Birmingham, AL 35242

Grantee's Name Susan Adams Fitzpatrick
Mailing Address 422 Stonegate Drive
Birmingham, AL 35242

Property Address 422 Stonegate Drive
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 825,270.00

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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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☐ Closing Statement

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 12-16-15

Print Susan Fitzpatrick

Unattested

Sign

Susan Fitzpatrick

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/20/2016 09:19:35 AM
\$24.00 CHERRY
20160120000019770

[Signature]