

20160121000021850
01/21/2016 03:18:57 PM
DEEDS 1/5

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:

Return to:
First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 200
Cleveland, OH 44114

HITCHCOCK
50696298
FIRST AMERICAN ELS.
QUIT CLAIM DEED
5

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

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, ELIZABETH J. SASSER a/k/a ELIZABETH J. HITCHCOCK, an unmarried woman and former spouse of grantee, and RAY HITCHCOCK, JR., an unmarried man (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto RAY HITCHCOCK, JR., an unmarried man (herein referred to as grantee, whether one or more), the following-described real estate:

1/2 value in consideration

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

LOT NUMBER 16, IN BLOCK D OF FOX HAVEN SUBDIVISION, FIRST SECTOR, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN MAP BOOK 7, PAGE 86, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to RAY HITCHCOCK, JR., AND ELIZABETH J. SASSER, AS JOINT TENANTS WITH EXPRESS RIGHT OF SURVIVORSHIP from SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, D. C., ACTING BY AND THROUGH THE OFFICE OF ASSISTANT SECRETARY FOR HOUSING - FEDERAL HOUSING COMMISSIONER, by deed dated 03/31/1986 and recorded 04/07/1986 IN BOOK 067, PAGE 53 of official records.

Commonly known as: 2236 PUP RUN, HELENA, AL 35080

APN #: 13 8 27 2 001 002.044

Source of Title: Book 067, Page 53

Fair Market Value: \$88,800.00

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.

3 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of Dec, 2015.

Elizabeth J. Hitchcock
Elizabeth J. Hitchcock Sanger
ELIZABETH J. SASSER a/k/a
ELIZABETH J. HITCHCOCK

Grantor/Grantee Address: 2236 Pup Run, Helena, AL 33080

STATE OF ALABAMA

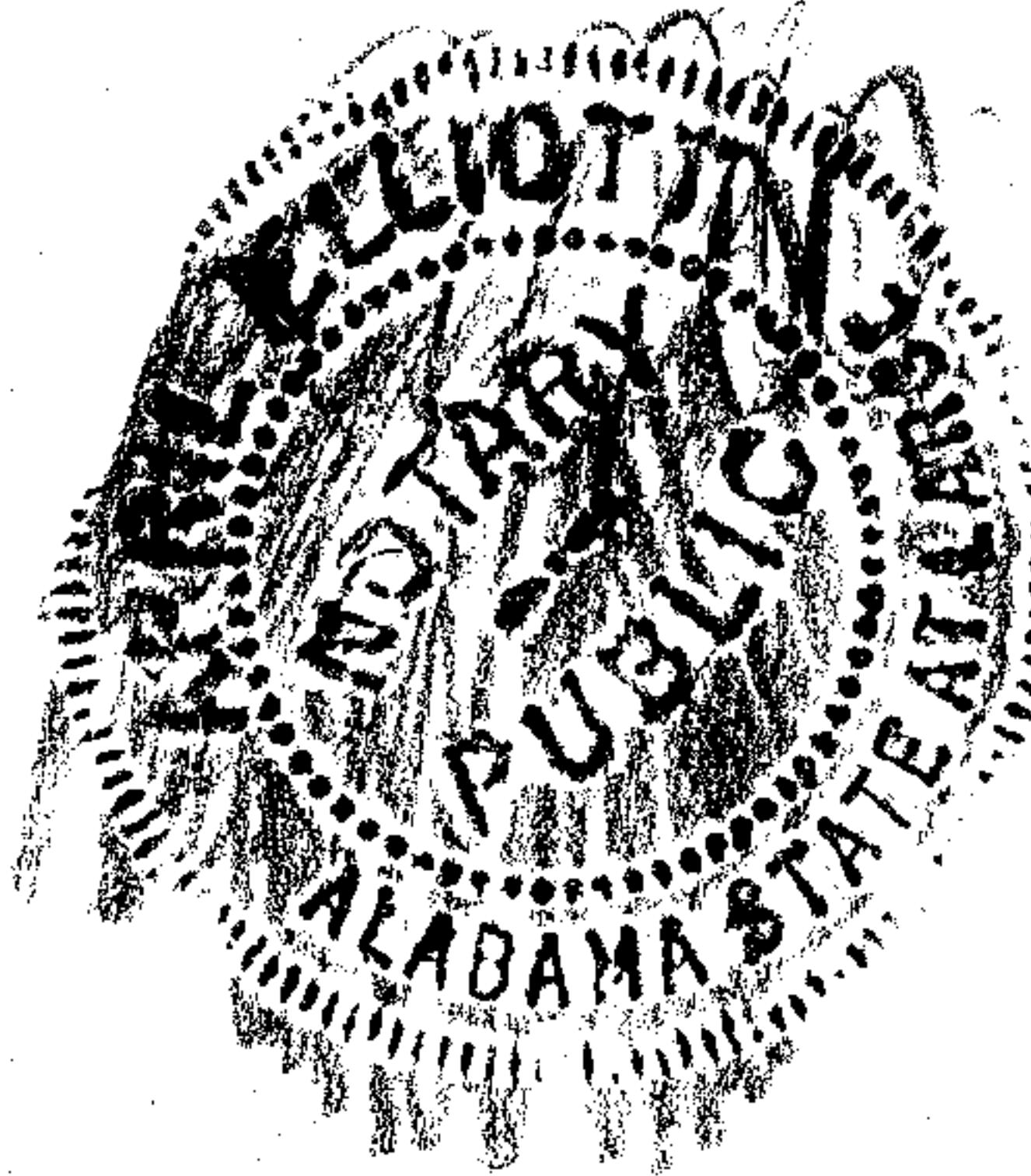
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ELIZABTH J. SASSER a/k/a ELIZABETH J. HITCHCOCK, 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 3 day of December 2015.

April Elliott
Print Name: April Elliott

Commission Expires: 45-16



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

Ray Hitchcock Jr
RAY HITCHCOCK, JR.

STATE OF ALABAMA

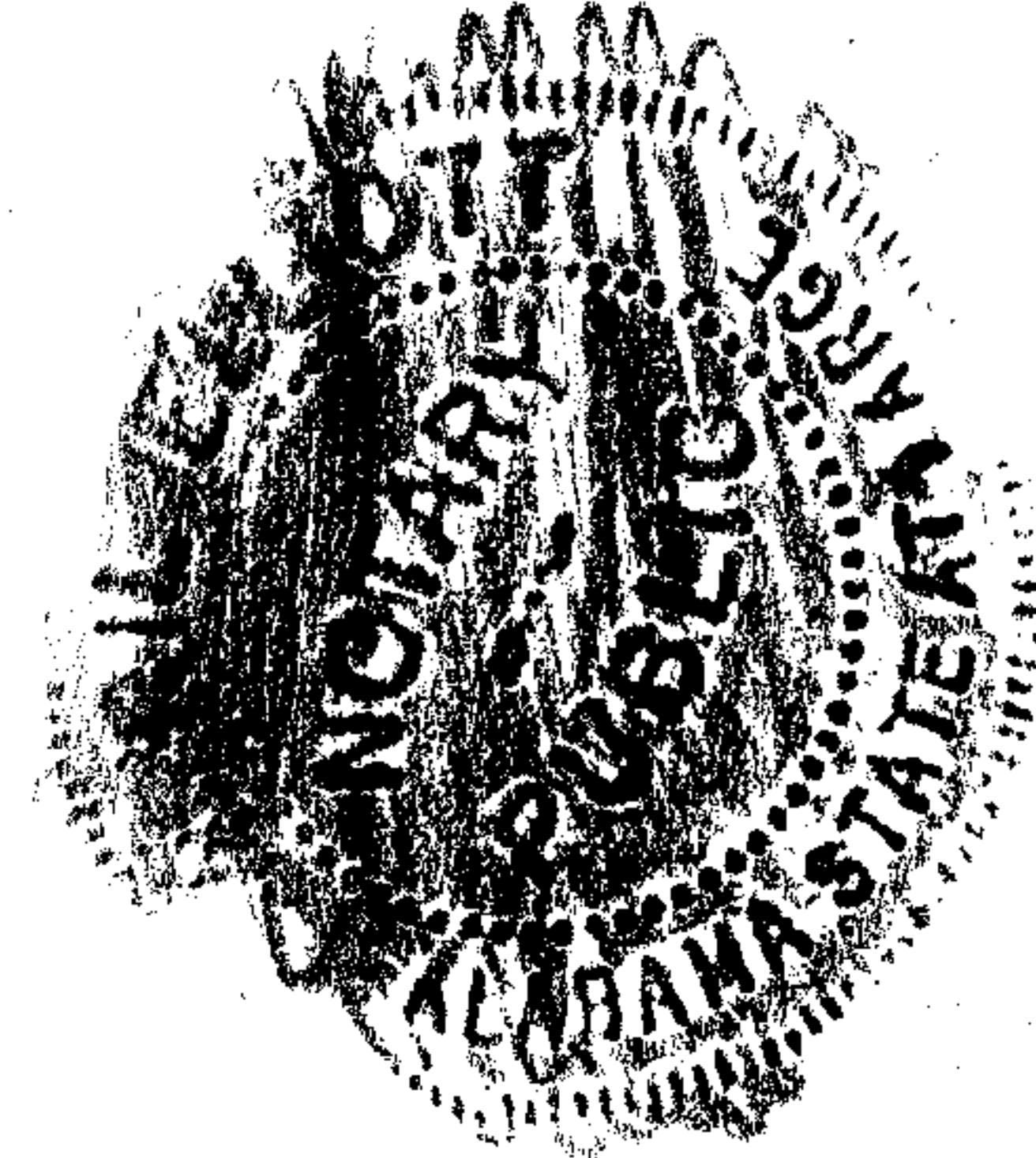
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that RAY HITCHCOCK, JR., 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 3 day of December, 2015.

April Elliott
Print Name: April Elliott

Commission Expires: 4/30/14



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Elizabeth J Sasser AKA Elizabeth
Mailing Address J HitchcockGrantee's Name Ray Hitchcock
Mailing Address 2236 Pup Run,
Helena, AL 33080Property Address 2236 Pup Run,
Helena, AL 33080Date of Sale 12/23/2015
Total Purchase Price \$ 100,600.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 44,400 1/2 the value

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 01/04/2016Print _____ TRAM HUNN

Unattested

Sign _____ Ray Hitchcock

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/21/2016 03:18:57 PM
 \$70.50 CHERRY
 20160121000021850

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".