

20160208000038590
02/08/2016 08:16:07 AM
QCDEED 1/4

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

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

Send tax notice to:
Freedom Mortgage Corporation
907 Pleasant Valley Avenue, #3
Mount Laurel, NJ 08054

 ELLIS
50940380
FIRST AMERICAN ELS
QUIT CLAIM DEED
 AL

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF HAMPDEN

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, JUSTIN A. ELLIS, a married man who acquired title without marital status, joined by his wife, JAMIE N. ELLIS (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto JUSTIN A. ELLIS and JAMIE N. ELLIS, Husband and Wife, as joint tenants with right of survivorship, for and during their joint lives 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 (herein referred to as grantee, whether one or more), the following-described real estate:

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

LOT 7-246, ACCORDING TO THE PLAT OF CHELSEA PARK, 7TH
SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 120, IN THE OFFICE
OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE
COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN
DECLARATION OF EASEMENTS AND MASTER PROTECTIVE
COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION,
EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS
INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR
EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL
ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO.
20061229000634370, (WHICH, TOGETHER WITH ALL AMENDMENTS
THERE TO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE
"DECLARATION").

Being all of that certain property conveyed to JUSTIN A. ELLIS from PARK
HOMES, LLC, by deed dated 02/27/2009 and recorded 03/10/2009 IN
INSTRUMENT NO. 20090310000085880 of official records.

Commonly known as: 1088 Springfield Dr., Chelsea, AL 35043
APN #: 08 9 31 1 003 029.000
Source of Title: INSTRUMENT NO. 20090310000085880
Fair Market Value: \$149,500.00

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
31 day of December, 2015.


JUSTIN A. ELLIS


JAMIE N. ELLIS

Grantor/Grantee Address: 1088 Springfield Drive, Chelsea, AL 35043

STATE OF ALABAMA

COUNTY OF ~~HAMPDEN~~ *Shelby*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JUSTIN A. ELLIS, 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 31 day of December, 2015.

Rhonda W. McGhee
Print Name: *Rhonda W. McGhee*

Commission Expires: *7-10-16*



STATE OF ALABAMA

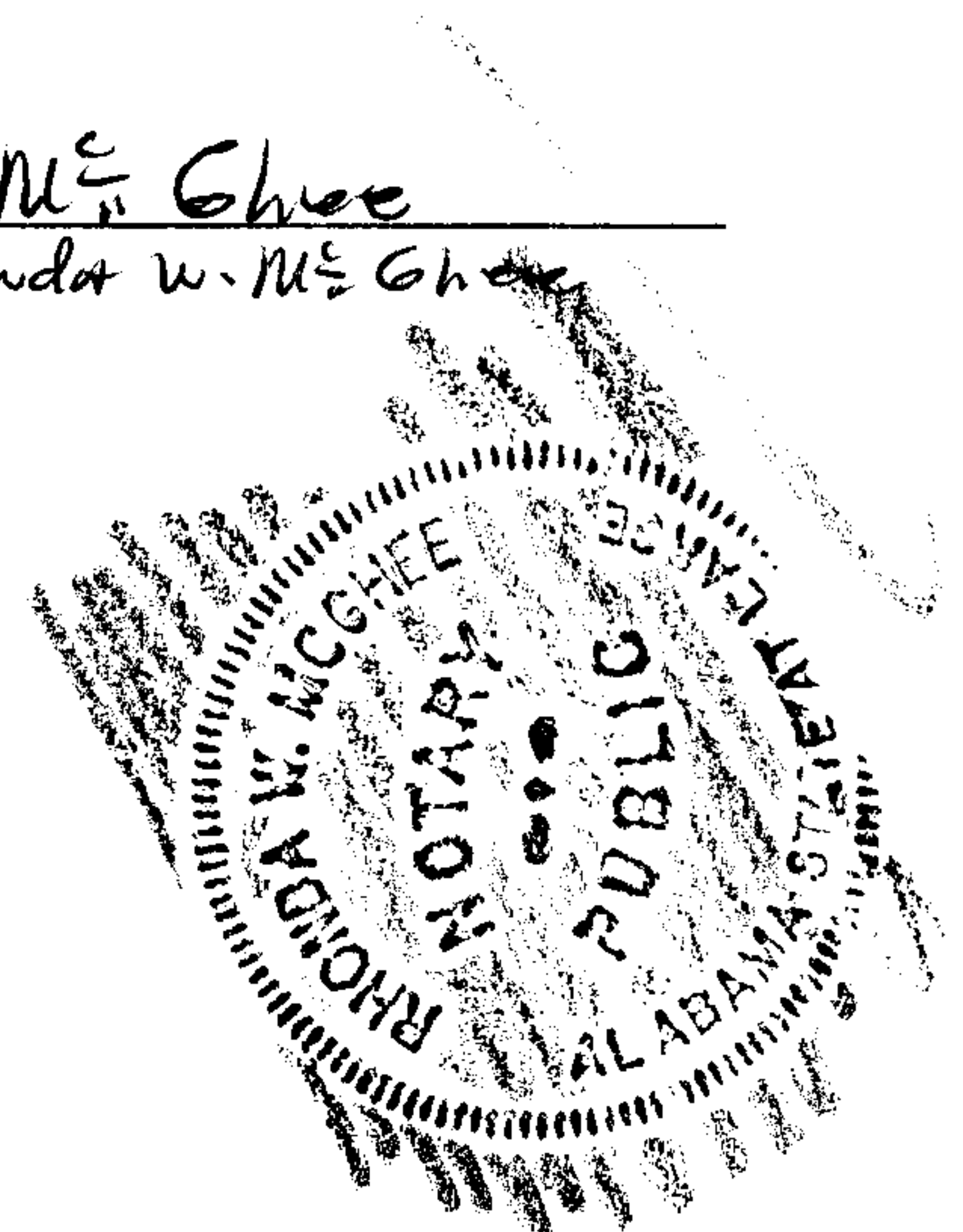
COUNTY OF ~~HAMPDEN~~ *Shelby*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JAMIE N. ELLIS, 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 31 day of December, 2015.

Rhonda W. McGhee
Print Name: *Rhonda W. McGhee*

Commission Expires: *7-10-16*



Real Estate Sales Validation Form

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

Grantor's Name Justin A. Ellis
Mailing Address 1088-Springfield Drive
Chelsea, AL 35043

Grantee's Name Justin A. Ellis & Jamie N. Ellis
Mailing Address 1088-Springfield Dr.
Chelsea, AL 35043

Property Address 1088-Springfield Dr.
Chelsea, AL 35043

Date of Sale 12-31-15
Total Purchase Price \$ 10.00

or
Actual Value \$

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or
Assessor's Market Value \$ 149,500.00

TAX 1/2 OF VALUE \$ 74,750.00

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 12-31-15

Print Justin A Ellis

☒ Unattested

Sign Justin A. Ellis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/08/2016 08:16:07 AM
\$97.50 CHERRY
20160208000038590

Justin A. Ellis

Form RT-1