



20160318000087400 1/5 \$102.00
Shelby Cnty Judge of Probate, AL
03/18/2016 01:25:37 PM FILED/CERT

~~AFTER RECORDING RETURN TO:~~
TITLE FIRST AGENCY
2944 FULLER AVE NE STE 200
GRAND RAPIDS, MI 49505
File No. 2006690

MAIL TAX STATEMENTS TO:
A. BRYAN DIDCOCT
368 SAVANNAH CIRCLE
CALERA, AL 35040

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Tax ID No.: 22-9-31-2-004-017.000

15080303

QUIT CLAIM DEED

2006690

THIS DEED made and entered into on this 2nd day of February, 20 16, by and between **A. BRYAN DIDCOCT, AN UNMARRIED MAN AND BRANDI N. PONCE, F/K/A BRANDI N. DIDCOCT, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE, JORGE PONCE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM,** a mailing address of 368 SAVANNAH CIRCLE, CALERA, AL 35040, hereinafter referred to as Grantor(s) and **A. BRYAN DIDCOCT, AN UNMARRIED PERSON,** a mailing address of 368 SAVANNAH CIRCLE, CALERA, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 368 SAVANNAH CIRCLE, CALERA, AL 35040

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: DOCUMENT NO. 2003080600513330, Recorded: 08/06/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

RECORD

1st

Shelby County, AL 03/18/2016
State of Alabama
Deed Tax: \$76.00

Tax ID No.: 22-9-31-2-004-017.000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

A. Bryan Didcoct
A. BRYAN DIDCOCT

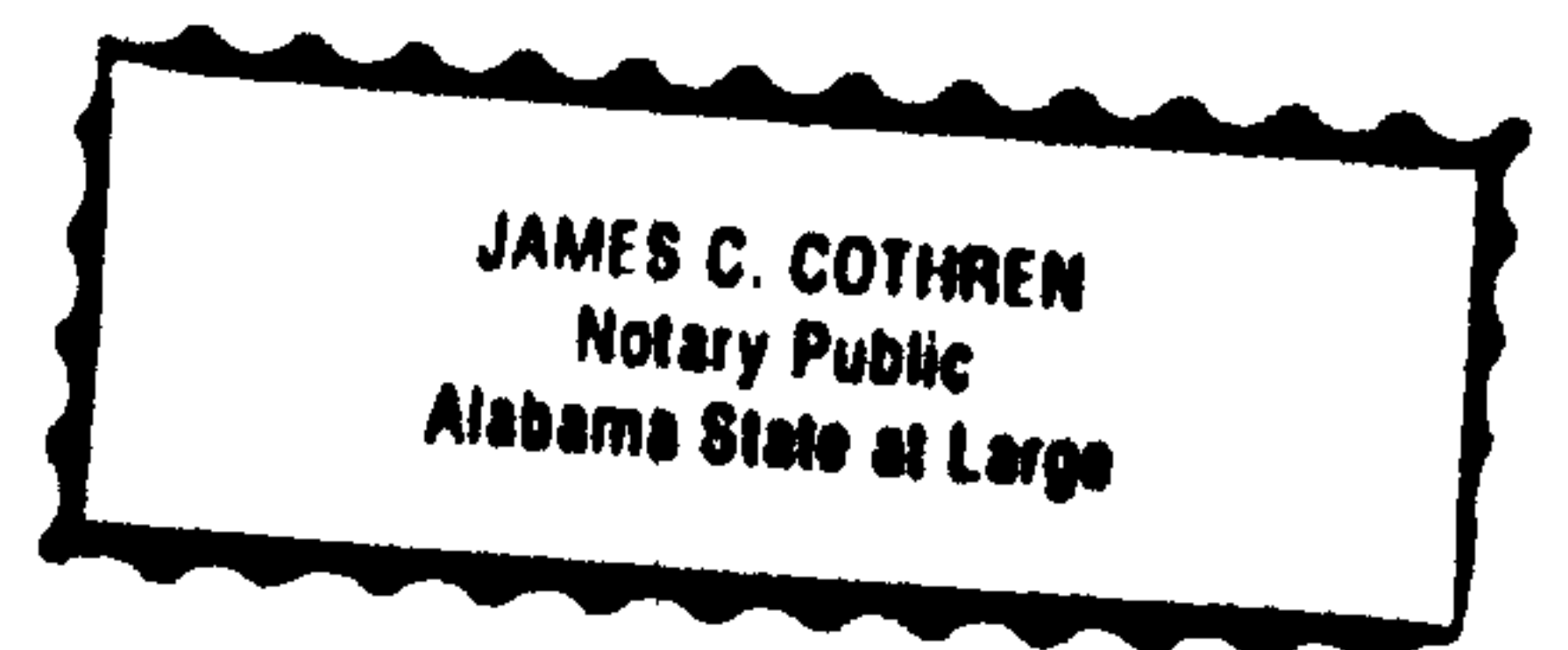
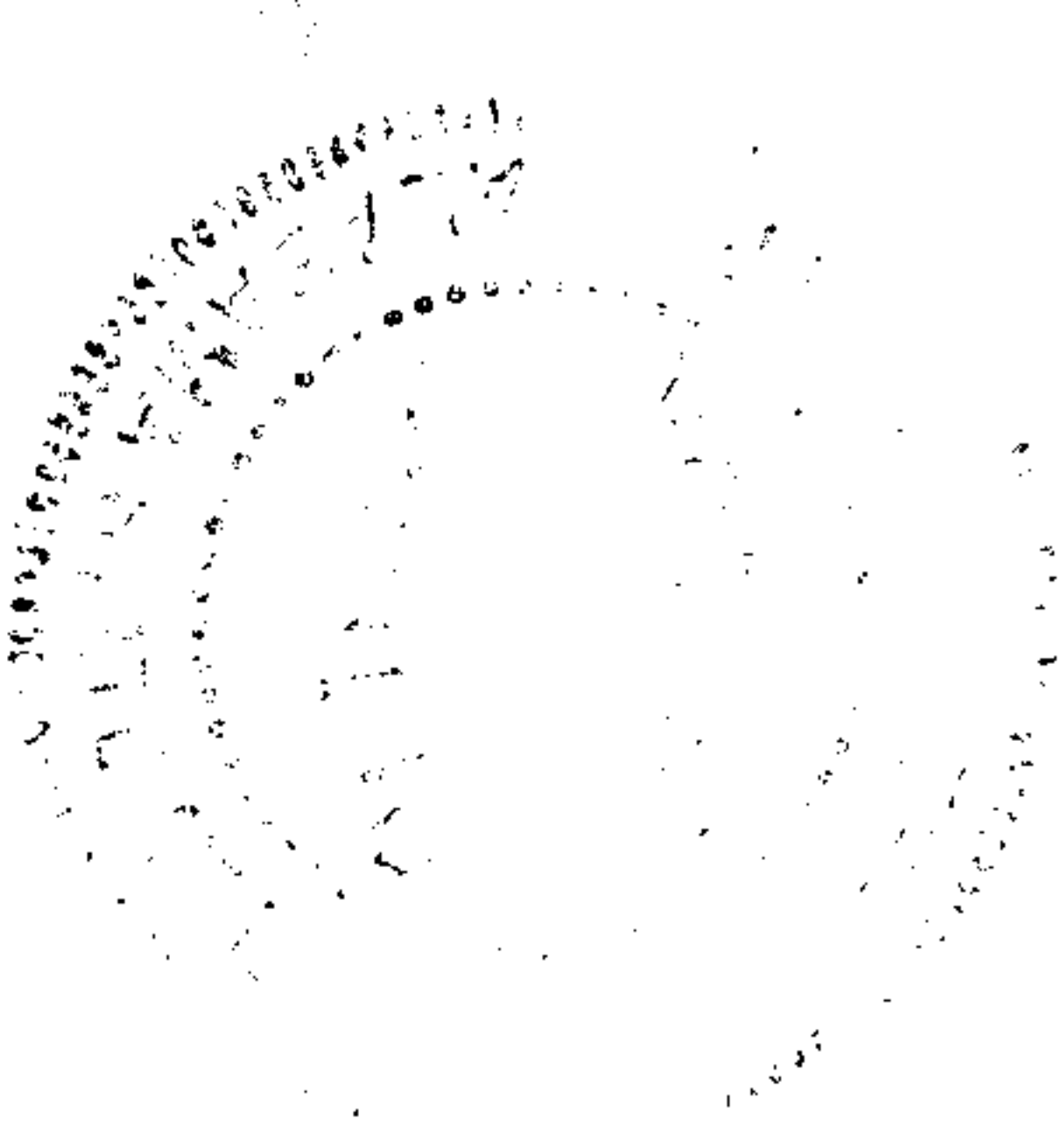
STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that A. BRYAN DIDCOCT, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27 day of February 2010

James C. Cothren
NOTARY PUBLIC

My commission expires: 9-13-2018 James C. Cothren



Tax ID No.: 22-9-31-2-004-017.000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



BRANDI N. PONCE, F/K/A BRANDI N. DIDCOCT



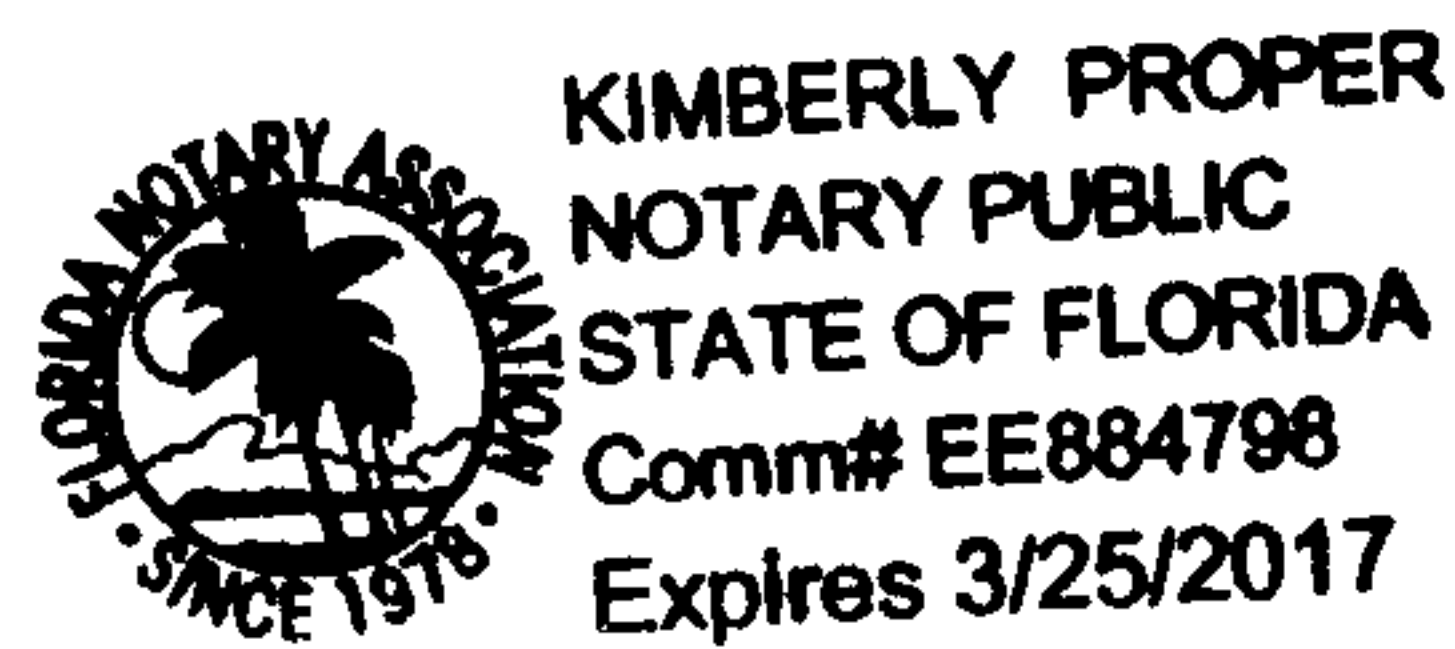
JORGE PONCE

STATE OF Florida
COUNTY OF Duval

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **BRANDI N. PONCE, F/K/A BRANDI N. DIDCOCT AND JORGE PONCE**, whose name(s) is/are signed to the foregoing conveyance, ~~who is known to me~~, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.
* Provided FL DL P 520 07476-5130- AND Passport Mx E 12288201
Given under my hand and seal this the 23 day of February, 2016.



NOTARY PUBLIC Kimberly Proper
My commission expires: 3/25/17



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



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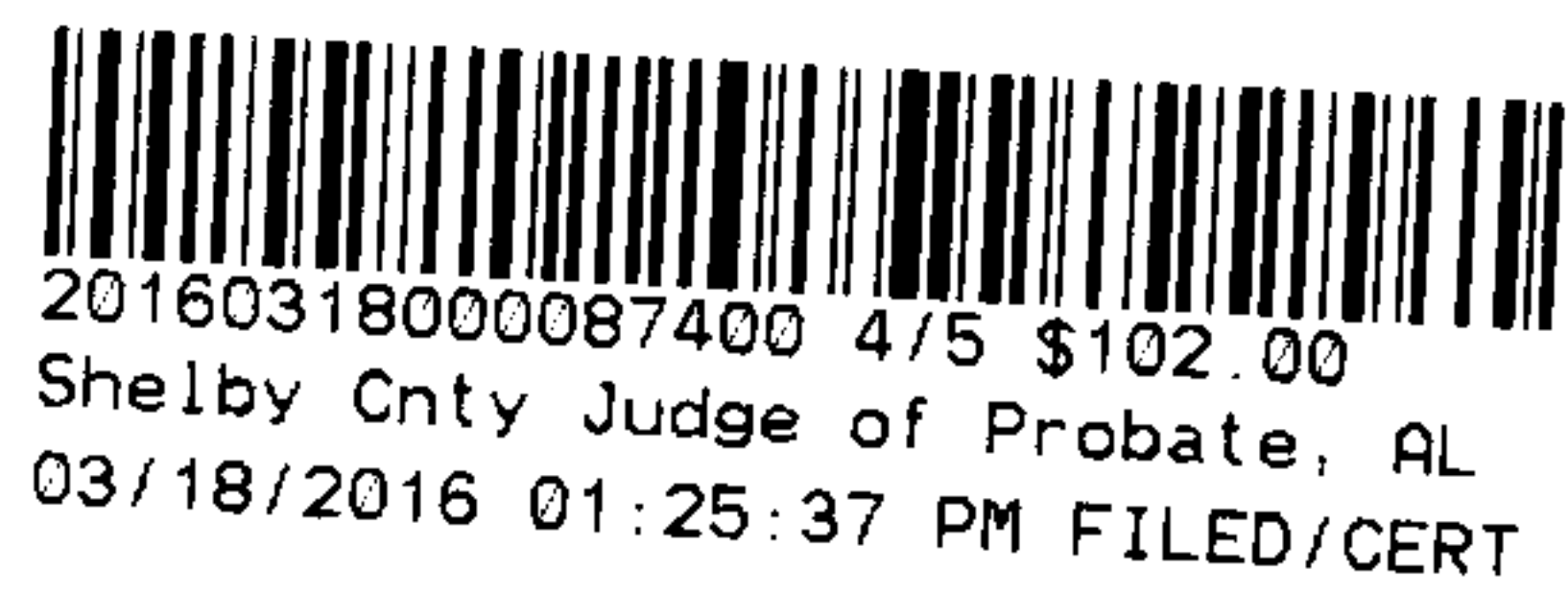
EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 617, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR VI, AS RECORDED IN MAP BOOK 30, PAGE 41, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO.: 22-9-31-2-004-017.000

PROPERTY COMMONLY KNOWN AS: 368 SAVANNAH CIRCLE, CALERA, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name A. Bryan Didcott
Mailing Address 368 Savannah Circle
Calera AL 35040

Grantee's Name A. Bryan Didcott
Mailing Address Brandi N Ponce aka Brandi N Didcott
368 Savannah Circle
Calera AL 35040

Property Address 368 Savannah Circle
Calera AL 35040

Date of Sale 2/2/2016
Total Purchase Price \$ _____

or
Actual Value \$ _____

or

Assessor's Market Value \$ 8151,200.00
1/2 VALUE TAXABLE \$ 875,600.00



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assessor's 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 3/7/16

Print Lori Whalley

Unattested _____
(verified by)

Sign L Whalley
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1