

THIS INSTRUMENT PREPARED BY:
Dawn I. McDonald, Attorney at Law
P. O. Box 610348
Birmingham, AL 35261 (205) 902-1010
Deed prepared without opinion or examination of title.

SEND TAX NOTICE TO:

20484388

STATE OF ALABAMA
COUNTY OF SHELBY

Source of Title: Inst. No.: 20110221000059200
S.O.T. Deed rec'd: 02/21/2011

QUIT CLAIM DEED

20160323000093630
03/23/2016 03:50:23 PM
QCDEED 1/4

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00), and pursuant to the terms of the final judgment of divorce between the parties to this conveyance, (Civil Action No. DR-2015-900774, Circuit Court, Shelby County, Alabama, Domestic Relations Division), and other good and valuable consideration to:

JENNIFER LYNDSEY MARQUESS, an unmarried woman

(hereinafter called Grantor), in hand paid by:

DAVID MICHAEL MARQUESS, an unmarried man

(hereinafter called Grantee), the receipt whereof is hereby acknowledged, the Grantor hereby remises, releases, quit claims, sells and conveys to the Grantee all her right, title, interest and claim in or to the following described real estate in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as Exhibit "A"

1. Subject to County ad valorem taxes for current year and all subsequent years.
2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.
3. Subject to any and all mortgages, liens or judgments of record on the property herein conveyed.
4. Subject to oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.

Grantor herein, Jennifer Lyndsey Marquess, is conveying her half interest in the described property to Grantee, David Michael Marquess, who retains his half interest in the described property. The joint interest of the Grantors, who were formerly husband and wife, was conveyed to them by the warranty deed recorded 02/21/2011 in Inst. No. 20110221000059200 in the Probate Records of Shelby County, Alabama.

Address: 116 Pebble Drive, Alabaster, AL 35007; Parcel I. D.: 232101003011000.

TO HAVE AND TO HOLD to said Grantee, his heirs and assign forever.

Given under my hand and seal this the 4th day of February, 2016.

GRANTOR:

Jennifer Lyndsey Marquess
JENNIFER LYNDSEY MARQUESS

ACKNOWLEDGMENT

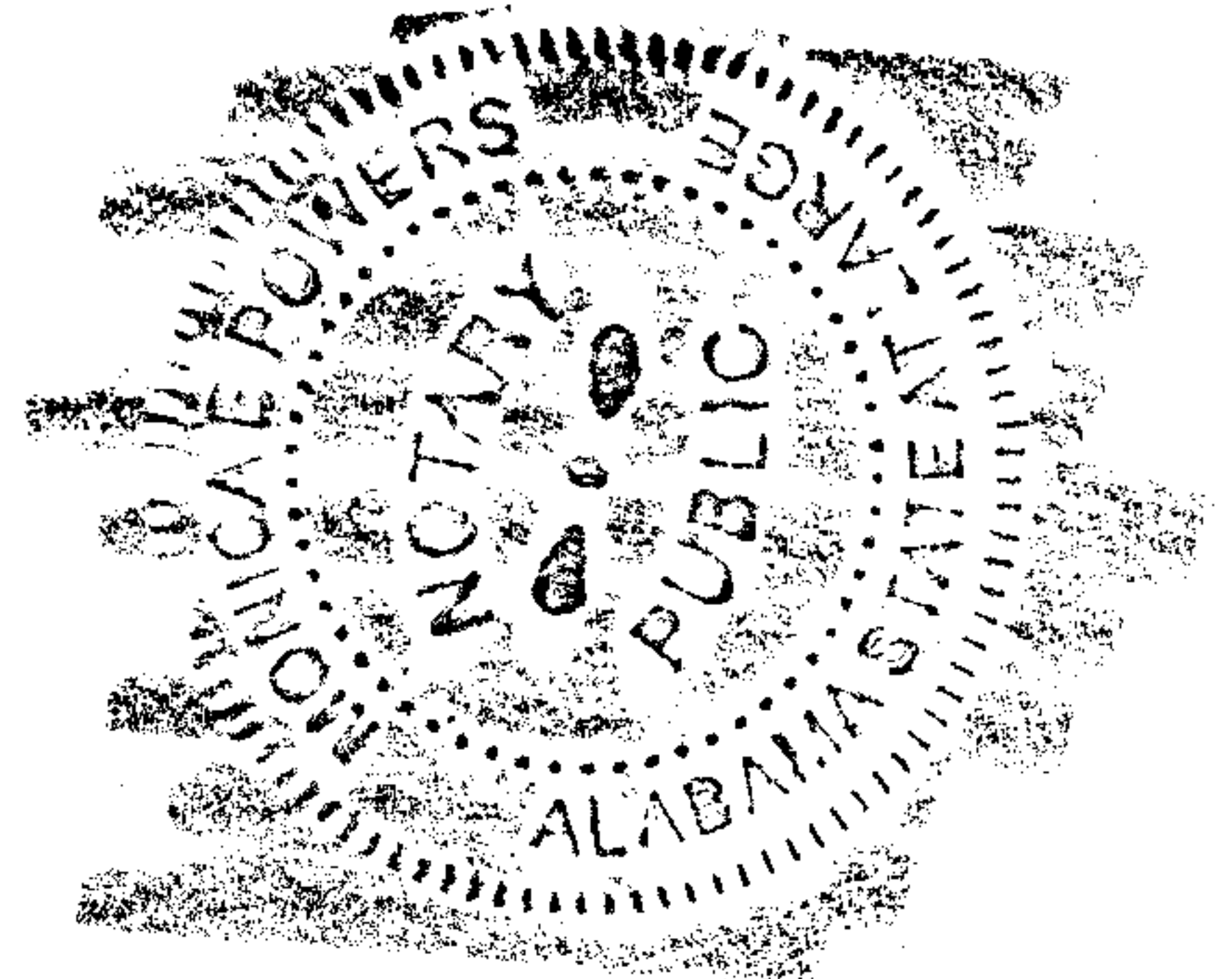
State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JENNIFER LYNDSEY MARQUESS, 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 the conveyance, she executed the same voluntarily on the 4th day of February, 2016

Monica Powers

Notary Public **My Commission Expires 3/26/2018**

My commission expires: _____



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 Lyndsey Marquess
Mailing Address 220 Hwy 332
Pelham AL 35124

Grantee's Name David Michael Marquess
Mailing Address _____
116 Pebble Drive
Alabaster, AL 35007

Property Address 116 Pebble Drive
Atabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 148,126

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Transfer tax is based off \$74,063 which is 1/2 the property 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
- 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 2/4/16

Print Jennifer Lyndsey Marquess

Unattested Monroe Power
(verified by)

Sign Jennifer Lyndsey Marquess
(Grantor/Grantee/Owner/Agent) circle one

Print Form

No.: 2300397225

Order ID: 20484388

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Order No.: 20484388
Loan No.: 2300397225

Exhibit A

The following described property:

Lot 11, according to the Survey of Shallmar Pointe, recorded in Map Book 14, Page 105, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel No: 232101003011000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2016 03:50:23 PM
\$97.50 CHERRY
20160323000093630

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.