

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

20160325000097670
03/25/2016 02:46:54 PM
DEEDS 1/4

SEND TAX NOTICE TO: Terry Spitzer, 609 Queens Gate, Birmingham, AL 35242

This Deed is being recorded in order to show division ownership of lot purchased by deed dated July 11, 2002 and recorded as instrument #200200716000332060 in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No100 (\$10.00) Dollars to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, JAMES STANLEY MACKIN, JR. AND CAROL D. MACKIN, husband and wife, and CHARLES JETT, JR. AND KIM H. JETTT, Husband and wife (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto TERRY SPITZER AND CHERYL A. SPITZER, (herein referred to as **GRANTEE(S)**) the below described real property located in Shelby County, Alabama, to-wit:


Lot 72A according to Resurvey of Lots 65, 66, 72 & 73, Greystone 5th Sector, Phase I, as recorded in Map Book 31, Page 34, in the Probate Office of Shelby County, Alabama.

James Stanley Mackin, Jr. is also known as James S. Mackin, Jr.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their Hands and Seals this 12th day of March, 2016.


JAMES STANLEY MACKIN, JR.


CAROL D. MACKIN

CHARLES JETT, JR.

KIM H. JETT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES STANLEY MACKIN, JR., CAROL D. MACKIN, CHARLES JETT, JR. AND KIM H. JETT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents hereof, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 12th day of March, 2016.

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Pkwy., Ste. 645
Birmingham, AL 35243
BHM1500502-0


NOTARY PUBLIC FOR ALABAMA
My Commission Expires
August 15, 2018

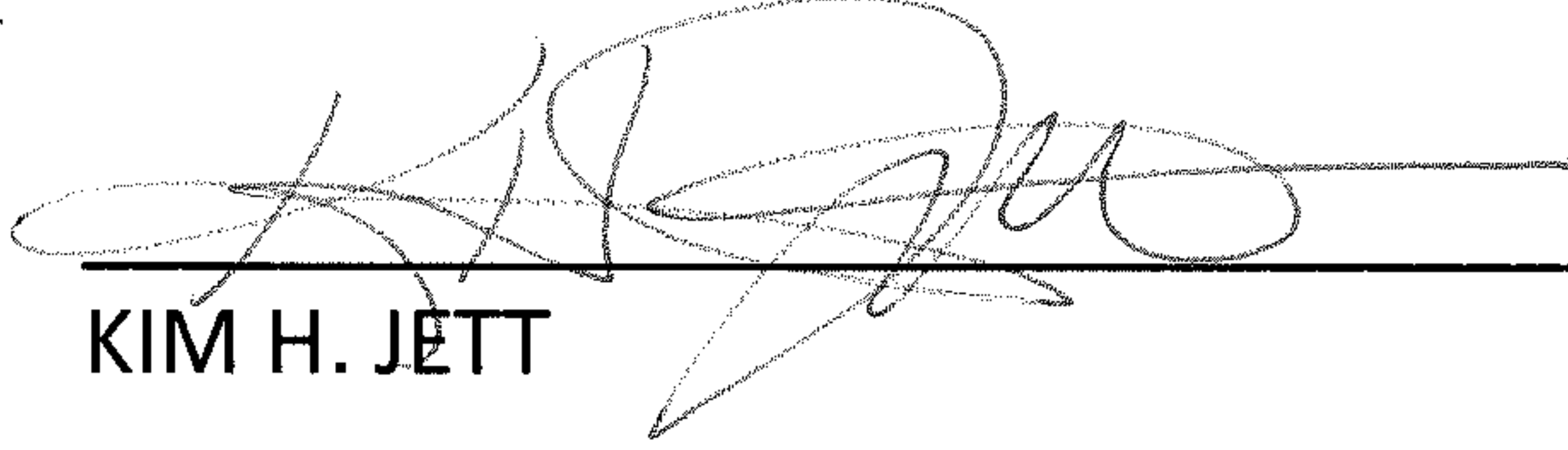
IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their Hands and Seals this 16th day of March, 2016.

JAMES STANLEY MACKIN, JR.

CAROL D. MACKIN



CHARLES JETT, JR.



KIM H. JETT

STATE OF ALABAMA

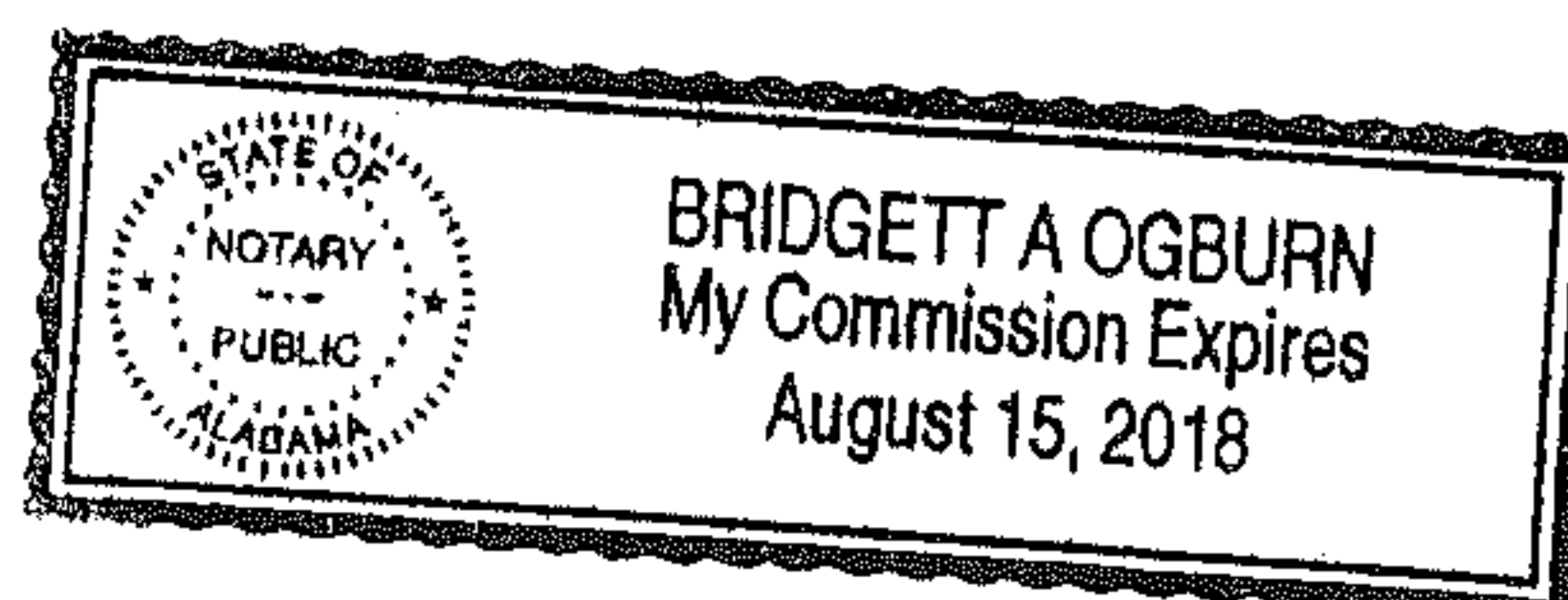
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES STANLEY MACKIN, JR., CAROL D. MACKIN, CHARLES JETT, JR. AND KIM H. JETT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents hereof, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 16th day of March, 2016.

This instrument prepared by:
S. Kent Stewart
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3595 Grandview Pkwy., Ste. 645
Birmingham, AL 35243
BHM1500502-0



NOTARY PUBLIC FOR ALABAMA



Real Estate Sales Validation Form

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

Grantor's Name James Stanley Mackin, Jr., Carol D. Mackin
 Mailing Address Charles Jett, Jr., Kim H. Jett
809 Royal Terrace
Birmingham, AL 35242

Grantee's Name Terry Spitzer
 Mailing Address Cheryl A. Spitzer
609 Queens Gate
Birmingham, AL 35242

Property Address 609 Queens Gate
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market 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 Division of Ownership

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 3/24/16

Print Bridgett Ogburn

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Attested and Recorded

Official Public Records

Judge James W. Fuhrmeister, Probate Judge,

County Clerk

Shelby County, AL

03/25/2016 02:46:54 PM

\$26.00 DEBBIE

20160325000097670

Form RT-1

