

20160405000110370  
04/05/2016 02:52:18 PM  
DEEDS 1/4

RECORD AND REQUESTED BY:

Stephen A. Shanks  
925 Willow Bend Road  
Pelham, AL 35124  
File No. AL284169

Prepared By:

Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Tax ID No.:

13-1-01-3-003-047.000

QUIT CLAIM DEED

This indenture Made this 19 day of March, 2016, by and Dortheanna  
between **STEPHEN A. SHANKS, A MARRIED MAN, HEREIN JOINED BY HIS SPOUSE ~~DOROTHY~~** POS  
**ANNA ELIZABETH SHANKS, AND STEPHEN P. SHANKS AND LYNNE M. SHANKS, HUSBAND**  
**AND WIFE**, whose post office address is 925 Willow Bend Road, Pelham, AL 35124, as Grantor(s), and  
**STEPHEN A. SHANKS, A MARRIED MAN**, whose post office address is 925 Willow Bend Road,  
PELHAM, AL 35124, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 925 Willow Bend Road, Pelham, AL 35124

Being all of the same Property conveyed to Grantor by virtue of a Special Warranty Deed recorded October 2, 2008 among the Official Property Records of Shelby County, Alabama as Instrument 20081002000389280.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

\* 100% of the deed consideration is being paid by  
the mortgage

WITNESS the hands and seal of said Grantor this 19 day of March, 2016.

Stephen A. Shanks  
Stephen A. Shanks

Dorothy Anna Elizabeth Shanks  
Dorothy Anna Elizabeth Shanks

Stephen P. Shanks  
Stephen P. Shanks

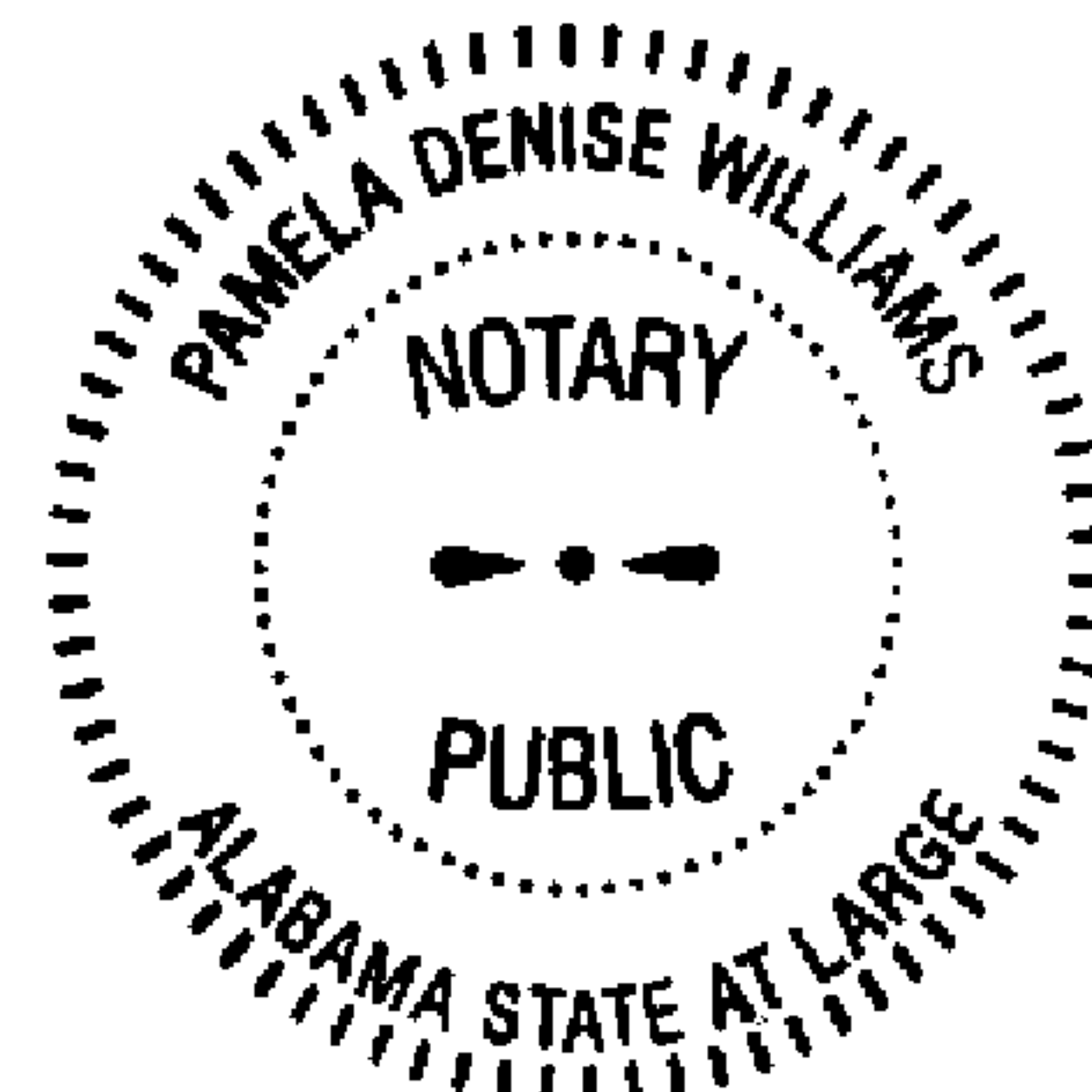
Lynne M. Shanks  
Lynne M. Shanks

STATE OF Alabama  
COUNTY OF Shelby

I, Pamela D. Williams, a Notary Public in and for said County in said State, hereby certify that Stephen A. Shanks and ~~Dorothy Anna Elizabeth Shanks~~ and Stephen P. Shanks and Lynne M. Shanks whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March, 20 16.

P. D. Williams  
NOTARY PUBLIC  
Printed Name: Pamela D. Williams  
My Commission Expires: May 1, 2017



Total Purchase Price or Fair 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

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.

**Exhibit "A"**

Lot 64, in Block I, according to the map and survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Commonly known as: 925 Willow Bend Road, Pelham, AL 35124

Parcel ID #: 13-1-01-3-003-047.000

# Real Estate Sales Validation Form

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

Grantor's Name STEPHEN A. SHANKS AND STEPHEN  
Mailing Address P. SHANKS AND LYNNE M. SHANKS  
925 Willow Bend Road  
Pelham, AL 35124

Grantee's Name STEPHEN A. SHANKS  
Mailing Address 925 Willow Bend Road  
Pelham, AL 35124

Property Address 925 Willow Bend Road  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 120,700

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02:52:18 PM DEEDS 4/4

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 SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL  
 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 3/19/16



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/05/2016 02:52:18 PM  
533.50 CHERRY  
20160405000110370

Print

Stephen A. Shanks

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1