

After Recording Return to:

20160721000255240
07/21/2016 10:47:23 AM
DEEDS 1/4

Prepared by Angela Hodgson
Mail Tax Statements To:
Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362
Toll Free: 877.884.6467

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 10 1 02 0 002 003.000

File #: 1297760

R# 1308124

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, LEIGH ELLARD DOZIER TAYLOR, As Trustee For Sarah Antoinette Dozier Hartley according To The Estate Of And Testamentary trust Of Sarah Ellard Blackburn Dozier, Deceased, Probate Case No. 144701, whose address is 5009 Kerry Downs Rd., Birmingham, AL 35242, (hereinafter called Grantors), for and in consideration of the sum of ZERO DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to SARAH ANTOINETTE DOZIER HARTLEY, a married woman, whose address is 5009 Kerry Downs Rd., Birmingham, AL 35242, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 10 1 02 0 002 003.000

Commonly known as: 5009 Kerry Downs Rd., Birmingham, AL 35242

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 11th day of July, 2016

WITNESSES:

Witness

Leigh Ellard Dozier Taylor, Trustee
LEIGH ELLARD DOZIER TAYLOR, Trustee

Print Name

Witness

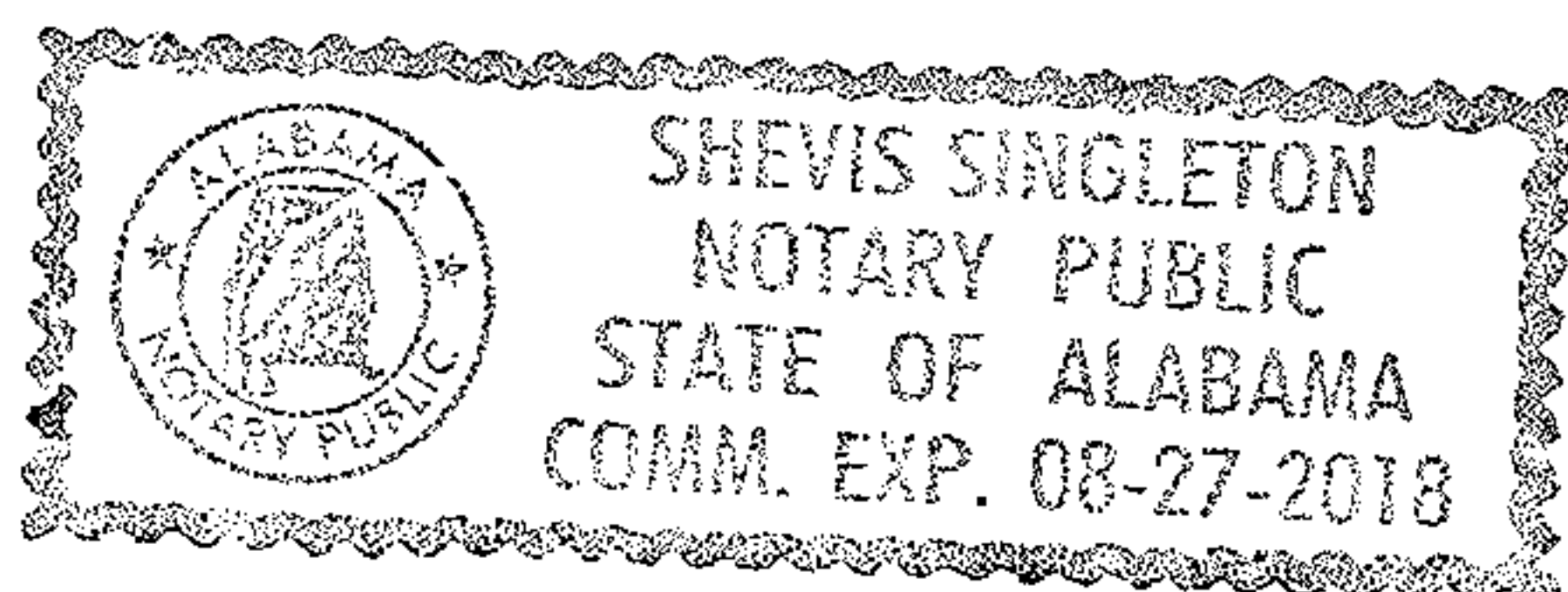
Witness

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEIGH ELLARD DOZIER TAYLOR, As Trustee Forsarah Antoinette Dozier Hartley according To The Estate Of And Testamentary trust Of Sarah Ellard Blackburn Dozier, Deceased, Probate Case No. 144701, 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 of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 11th day of July, 2016



Shevis Singleton
NOTARY PUBLIC
My Commission Expires: 8/27/18

No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA,
TO-WIT:

LOT 11, IN BLOCK 3 ACCORDING TO THE SUREY OF KERRY DOWNS, A SUBDIVISION OF
INVERNESS,, AS RECORDED IN MAP BOOK 5 PAGE 135 AND 136 IN THE OFFICE OF THE
JUDGE PROBATE OF SHELBY COUNTY, ALABAMA

BEING THE SAME PROPERTY CONVEYED TO LEIGH ELLARD DOZIER TAYLOR, AS
TRUSTEE FOR SARAH ANTOINETTE DOZIER HARTLEY ACCORDING TO THE ESTATE OF
AND TESTAMENTARY TRUST OF SARAH ELLARD BLACKBURN DOZIER, DECEASED,
PROBATE CASE NO. 144701 BY DEED FROM NATALIE KRASSIKOFF, AN UNMARRIED
PERSON RECORDED 10/04/1993 IN DEED BOOK 1993 PAGE 60454, IN THE PROBATE JUDGE'S
OFFICE FOR SHELBY COUNTY, ALABAMA.

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

Grantor's Name Leigh Elard Dozier Taylor
Mailing Address 5009 Kerry Downs Rd.
Birmingham, AL 35242

Grantee's Name Sarah Antoinette Dozier
Mailing Address 5009 Kerry Downs Rd.,
Birmingham, AL 35242

Property Address 5009 Kerry Downs Rd.
Birmingham, AL 35242

Date of Sale 7/11/16

Total Purchase Price \$

or

Actual Value \$ \$17,420

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

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 7/11/16

Print Alexander Kahug

☐ Unattested

Sign Alex Kahug

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2016 10:47:23 AM
\$25.00 CHERRY
20160721000255240

[Signature]