

This Instrument was prepared by:

(Name) _____

(Address) _____

QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY



20160805000279240 1/3 \$213.00
Shelby Cnty Judge of Probate AL
08/05/2016 02:47:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar & no/100 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to Scott P. Estes (hereinafter called GRANTEE) all _____ right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

116 King James Circle, Alabaster, Alabama 35007
Situated in the County of Shelby and State of
Alabama, to wit Lot 5A according to the Survey
of Spring Gate Estates, Phase 3, Recorded in Map
BOOK 27, Pg 139 in the Probate office of Shelby County

TO HAVE AND TO HOLD to the said GRANTEES forever

Given under my hand and seal, this 1st day of August, 2016

x Ronald L. Estes

x Joyce M. Estes

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. + Joyce M. Estes whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of August, 2016.

Joan Marie Bust
Notary Public

My Commission Expires: 12/11/17



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2925 Country Drive

St. Paul, MN 55117

MODIFICATION OF MORTGAGE

78996047



DOC4800201502#####0619570000000

2013/44/6 22290

Notice: The original principal amount available under the Note (as defined below), which was \$23,000.00 (on which any required taxes already have been paid), now is increased by an additional \$20,000.00.

THIS MODIFICATION OF MORTGAGE dated August 9, 2013, is made and executed between RON ESTES aka RONALD L ESTES, whose address is 116 KING JAMES CIR, ALABASTER, AL 35007; JOYCE ESTES aka JOYCE M ESTES, whose address is 116 KING JAMES CIR, ALABASTER, AL 35007; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 1235 First Street North, Alabaster, AL 35007 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 13, 2011 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 10-26-2011 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, AL DOCUMENT NUMBER 2011026000320490.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT: LOT 5, ACCORDING TO THE SURVEY OF SPRING GATE ESTATES, PHASE 3, AS RECORDED IN MAP BOOK 21, PAGE 85 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA: BEING SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY, BEING THE SAME PREMISES CONVEYED TO RONALD L. ESTES AND JOYCE M. ESTES, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM FROM LITTLE FOOT CONSTRUCTION CO., INC., AN ALABAMA CORPORATION BY CORPORATION WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR DATED 5/12/1999, AND RECORDED ON 5/17/1999, DOCUMENT # 19990517000206131, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 116 KING JAMES CIR, ALABASTER, AL 35007.

Real Estate Sales Validation Form

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

Grantor's Name Ron & Joyce ESTES
Mailing Address 1711 McCracken Dr.
Farmington, Mo. 63640

Grantee's Name SCOTT ESTES
Mailing Address 116 King James Circle
Alabaster, AL 35007

Property Address 116 King James Cir
Alabaster, AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 191,800

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


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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 8-5-16

Print SCOTT ESTES

☒ Unattested Karen Nelson
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one