

20160902000319320
09/02/2016 11:16:53 AM
DEEDS 1/3

File Number: 1676388

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
Avenue 365 Lender Services
1777 Sentry Parkway West, V#14
Suite 201
Blue Bell, PA 19422

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-4-18-2-000-063.000

QUITCLAIM DEED

Sun Ok McNeal (Erroneously acquired title as Sunok McNeal), whose mailing address is **118 Eagle Cove Drive Pelham, AL 35124**, hereinafter grantor and one of the grantees herein, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Sun Ok McNeal and Robert E. McNeal**, wife and husband, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **118 Eagle Cove Drive Pelham, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 26, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. P.I.D#: 14-4-18-2-000-063.000
Property Address is: 118 Eagle Cove Drive Pelham, AL 35124

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 20071002000459390

Executed by the undersigned on 8/3, 2016:

Sun Ok McNeal

Sun Ok McNeal (Erroneously acquired title as Sunok McNeal)

STATE OF AL
COUNTY OF Jeffers

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Sun Ok McNeal (Erroneously acquired title as Sunok McNeal)**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 3 day of August, 2016

[Signature]
Notary Public

My Commission
Expires
September 14, 2018



Real Estate Sales Validation Form

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

Grantor's Name Sun OK Mc Neal
Mailing Address 118 Eagle Cove Dr
Pelham AL 35124

Grantee's Name Robert L Mc Neal
Mailing Address 118 Eagle Cove Dr
Pelham AL 35124

Property Address 118 Eagle Cove Drive
Pelham AL 35124

Date of Sale 08/03/2016
Total Purchase Price \$ 0

or
Actual Value \$ _____

or
Assessor's Market Value \$ 22,180.00

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 Assessed Value

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 _____

Print Arthur R. Carnegie

Sign Arthur R. Carnegie

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2016 11:16:53 AM
S22.00 CHERRY
20160902000319320

[Signature]