

20161109000414800
11/09/2016 04:03:33 PM
QCDEED 1/4

RECORD AND REQUESTED BY:
Melody Pan Cook and Steven S. Pan
4041 Eagle Ridge Court
Birmingham, AL 35242
File No. AL339646

Prepared By:
Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
03 9 31 0 009 031.000

QUIT CLAIM DEED

This indenture Made this 29th day of September 2016, by and between **MELODY S. PAN N/K/A MELODY PAN COOK, A MARRIED WOMAN AND STEVEN S. PAN, A MARRIED MAN**, whose post office address is 4041 Eagle Ridge Court, Birmingham, AL 35242, as Grantors, and **MELODY PAN COOK, A MARRIED WOMAN AND STEVEN S. PAN, A MARRIED MAN**, whose post office address is 4041 Eagle Ridge Court, Birmingham, AL 35242, as Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantees, 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: 4041 Eagle Ridge Court, Birmingham, AL 35242

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded November 18, 2009 among the Official Property Records of Shelby County, Alabama as Instrument 20091118000429740.

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 Grantors, 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.

WITNESS the hands and seal of said Grantor this 29 day of September, 2016.

Melody S. Pan n/k/a Melody Pan Cook
Melody S. Pan n/k/a Melody Pan Cook

Steven S. Pan
Steven S. Pan

STATE OF Alabama
COUNTY OF Shelby

I, **D. LOUISE PRUITT**, a Notary Public in and for said County in said State, hereby certify that Melody S. Pan n/k/a Melody Pan Cook and Steven S. Pan 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 29 day of Sept, 2016.

D. Louise Pruitt
NOTARY PUBLIC

Printed Name: _____
My Commission Expires: _____

NOTARY PUBLIC
D. LOUISE PRUITT
ALABAMA, STATE AT LARGE
My Commission Expires April 15, 2020

Total Purchase Price or Fair Market Value: \$240,000

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"

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, 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 MELODY S. PAN N/K/A MELODY
Mailing Address PAN COOK AND STEVEN S. PAN
4041 Eagle Ridge Court
Birmingham, AL 35242

Grantee's Name MELODY PAN COOK & STEVEN S. PAN
Mailing Address 4041 Eagle Ridge Court
Birmingham, AL 35242

Property Address 4041 Eagle Ridge Court
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/09/2016 04:03:33 PM
\$25.00 CHERRY
20161109000414800

Date of Sale [Signature]

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 232,800

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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 SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

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 9-29-16

Unattested

[Signature] (verified by)

Print Melody S. Pan n/k/a Melody Pan Cook

Sign Melody S. Pan n/k/a Melody Pan Cook (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1