

20161117000422580
11/17/2016 10:38:29 AM
QCDEED 1/2

NO TITLE EXAM

This instrument was prepared by:

D Barron Lakeman, Atty

Send Tax Notice To:

Helen M Cox
400 Eaton Road
Birmingham, Al. 35242

QUIT CLAIM DEED

Value 242000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Helen M Cox and John M Cox, A Married Man and Woman, Husband herein referred to as Grantors, do hereby remiss, release, and quit claim to Helen M Cox, AND WIFE Charlotte Cox Leddo and John M Cox, Jr., hereinafter called Grantees, all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 28, GREYSTONE VILLAGE, PHASE 2, AMENDED LOT 28, PB 19,
PP 12, SHELBY COUNTY
12
400 EATON ROAD, BIRMINGHAM, ALABAMA 35242

Subject to existing easements, current taxes, restrictions and covenants,
Set-back lines, rights of way and mortgages, if any, of record.

The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

This property is not and has never been the homestead of John M Cox, or Charlotte Cox Leddo.

Given under my hand this 30 day of June, 2012.

Helen M. Cox
Helen M Cox
John M Cox
John M Cox

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen M Cox and John M Cox, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of June, 2012.

Dottie Ray
NOTARY PUBLIC
My Commission Expires: 3-10-2013

Real Estate Sales Validation Form

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

Grantor's Name Helen M. Cox
Mailing Address John M. Cox

Grantee's Name Helen M. Cox
Mailing Address Charlotte Leddo
John M. Cox Jr

Property Address 400 Eaton Rd
Birmingham, AL
35242

Date of Sale 9/9/16
Total Purchase Price \$
or
Actual Value \$ Total 242,000
or
Assessor's Market Value \$ 2/3 Value for transfer tax 215,165.00

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
☒ Appraisal
☐ Closing Statement
☐ 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 11/15/16

Print Cara Creel

Sign Cara Creel

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2016 10:38:29 AM
\$234.50 CHARITY
20161117000422580

[Signature]

Form RT-1