

20161117000422590
11/17/2016 10:38:30 AM
QCDEED 1/2

This instrument was prepared by:
Liberty Mortgage Corporation

Send Tax Notice To:
400 Eaton Road
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

Value 242000

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Helen M Cox, an unmarried woman, Charlotte Cox Leddo, A married woman and John M Cox, Jr a married man, hereby remises, releases, quit claims, sells and conveys to Charlotte Cox Leddo and John M Cox, Jr. (herein after called Grantee), all her 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 ¹³~~12~~,
SHELBY COUNTY

400 EATON ROAD, BIRMINGHAM, ALABAMA 35242

Subject to all easements and restrictions of record.

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

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 9th day of SEPTEMBER, 2016.

Helen M. Cox
John M. Cox Jr
Charlotte Cox Leddo

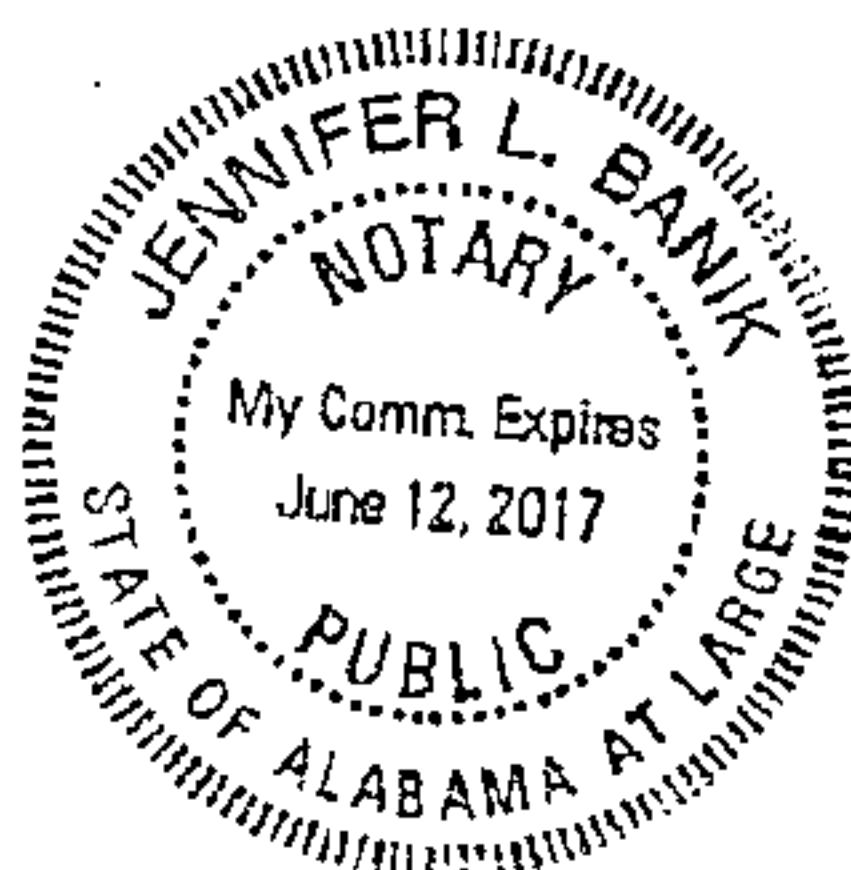
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen M Cox, Charlotte Cox Leddo And John M Cox, Jr , 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of September, 2016.

My Commission Expires: 6/12/17

[Signature]
Notary Public



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 Charlotte Leddo
John Cox Jr.

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

Property Address 400 Eaton Rd
Birmingham
AL 35242

Date of Sale 9/9/16
Total Purchase Price \$
or
Actual Value Total Value 242,000
or \$ 1/3 value 26,835
Assessor's Market Value \$ For transfer tax

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

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2016 10:38:30 AM
\$46.00 CHARITY
20161117000422590

[Signature]

Form RT-1