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STATE OF ALABAMA
SHELBY COUNTY

Return To&
Mail Tax Statements To:
Allison S. Hoar
450 River Chase Parkway
Birmingham, AL 36226

Tax ID: 08 9 31 3 002 012.000

File #: 21397025

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, I, ALLISON S. HOAR f/k/a ALLISON FORD, a married woman as her sole and separate property, whose address is 450 River Chase Parkway, Birmingham, AL 36226, (hereinafter called Grantor), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to ALLISON S. HOAR, married, whose address is 450 River Chase Parkway, Birmingham, AL 36226, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS " EXHIBIT A"

Commonly known as 1053 Edgewater Lane, Chelsea, AL 35043

Deed Exempt due to name change

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 7 day of November, 2016

WITNESSES:

William H. Singleton
Witness

William H. Singleton
Print Name

Allison S. Hoar f/k/a Allison Ford
ALLISON S. HOAR f/k/a
ALLISON FORD

Witness

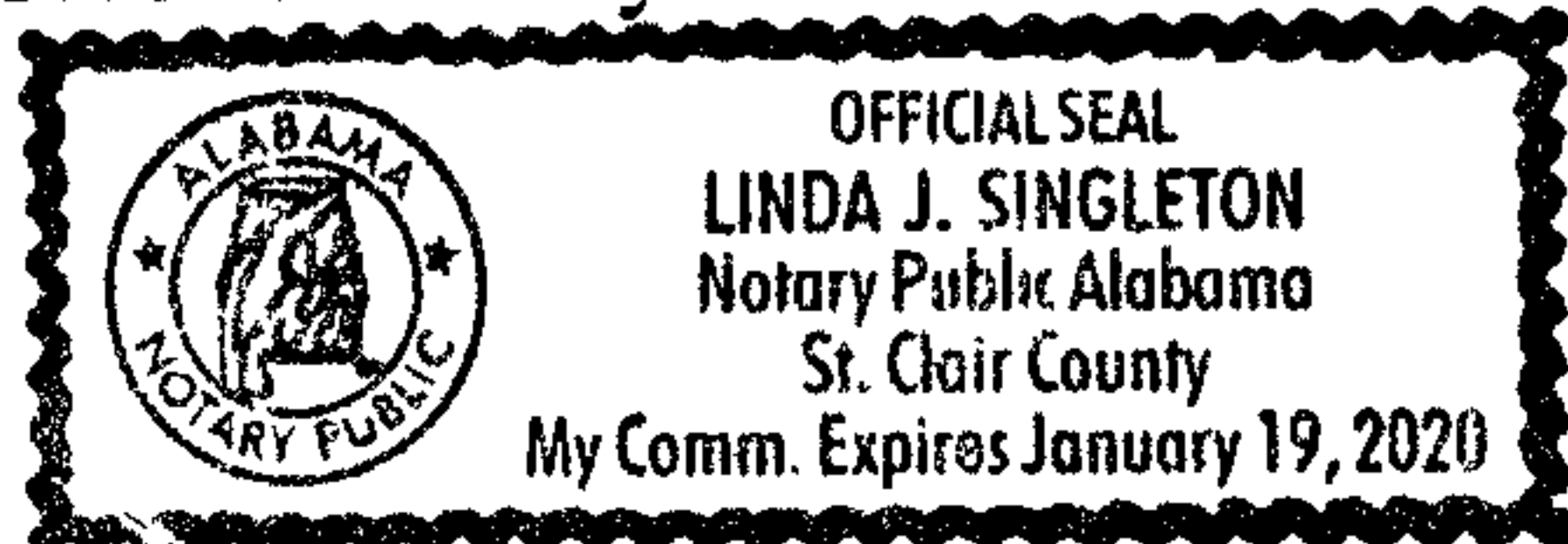
Witness

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLISON S. HOAR f/k/a ALLISON FORD, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 7 day of November, 2016



Linda J. Singleton
NOTARY PUBLIC
My Commission Expires: 01-19-2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

“EXHIBIT A”

THE FOLLOWING DESCRIBED PROPERTY:

LOT 10-15, ACCORDING TO THE PLAT OF CHELSEA PARK, 10TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 10THE SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 20061108000548430, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

ASSESSOR'S PARCEL NO: 08 9 31 3 002 012.000

Real Estate Sales Validation Form

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

Grantor's Name Allison S. Hoar
Mailing Address f/k/a Allison Ford
450 River Chase Parkway
Birmingham, AL 36226

Grantee's Name Allison S. Hoar
Mailing Address 450 River Chase Parkway
Birmingham, AL 36226

Property Address 1053 Edgewater Lane
Chelsea, AL 35043

Date of Sale 11-7-16
Total Purchase Price \$ 0.00

or
Actual Value \$ _____

20161118000426300 11/18/2016 03:35:07 PM
QCDEED 4/4

or
Assessor's Market Value \$ 285,897.00

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 _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Jr., Probate Judge,
County Clerk
Shelby County, AL
11/18/2016 03:35:07 PM
\$25.00 CHERRY
20161118000426300

James W. Fuhrmeister, Jr.

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 11/7/16

Print Allison S. Hoar

Sign Allison S. Hoar

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1