



20170126000032720 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/26/2017 03:46:02 PM FILED/CERT

Commitment Number: 21740349
Seller's Loan Number: 2300429842

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:

EXEMPT FROM TRANSFER TAX

40-22-1(b)(2) to perfect title by adding "Jr." to name

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093070006024000

QUITCLAIM DEED

Bidhu Joseph and George Joseph AKA George Joseph Jr., a married couple, whose mailing address is **1439 BRENTSORD COVE, SNELLVILLE, GA 30078**, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Bidhu Joseph and George Joseph Jr.**, wife and husband as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1439 BRENTSORD COVE, SNELLVILLE, GA 30078**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 524 according to the Survey of Eagle Point 5th Sector as recorded in Map Book 18, Page 138, Shelby County, Alabama Records.

Property Address is: 5013 EAGLE CREST RD., BIRMINGHAM, AL 35242


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.

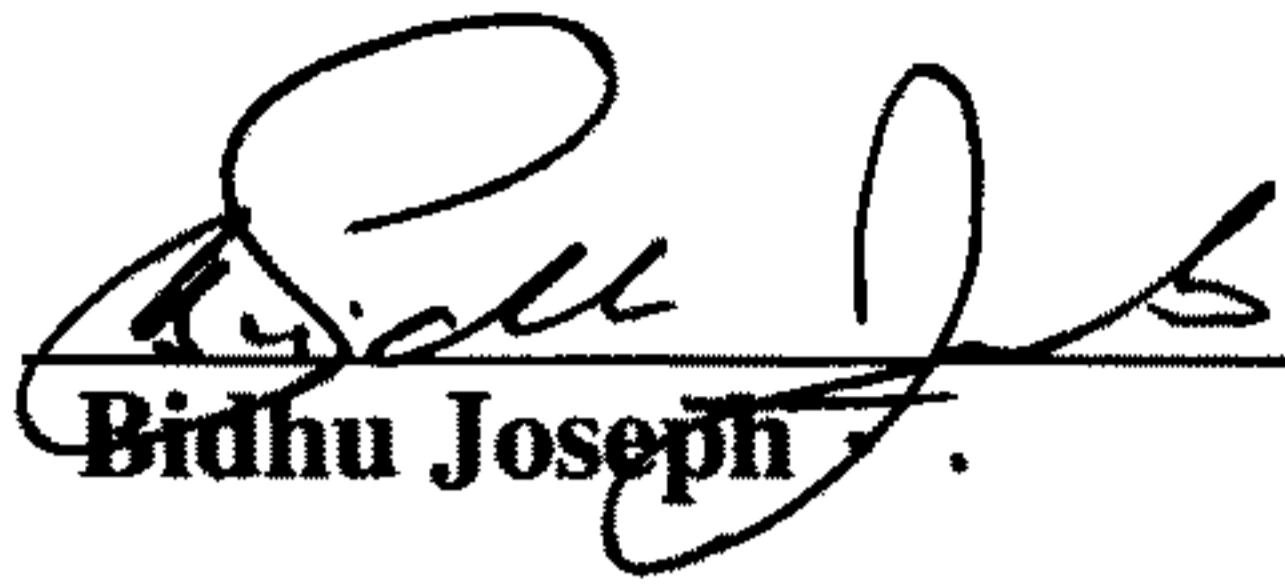
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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

Prior instrument reference: **20041123000645750**


20170126000032720 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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Executed by the undersigned on 1-18-⁷, 2016:

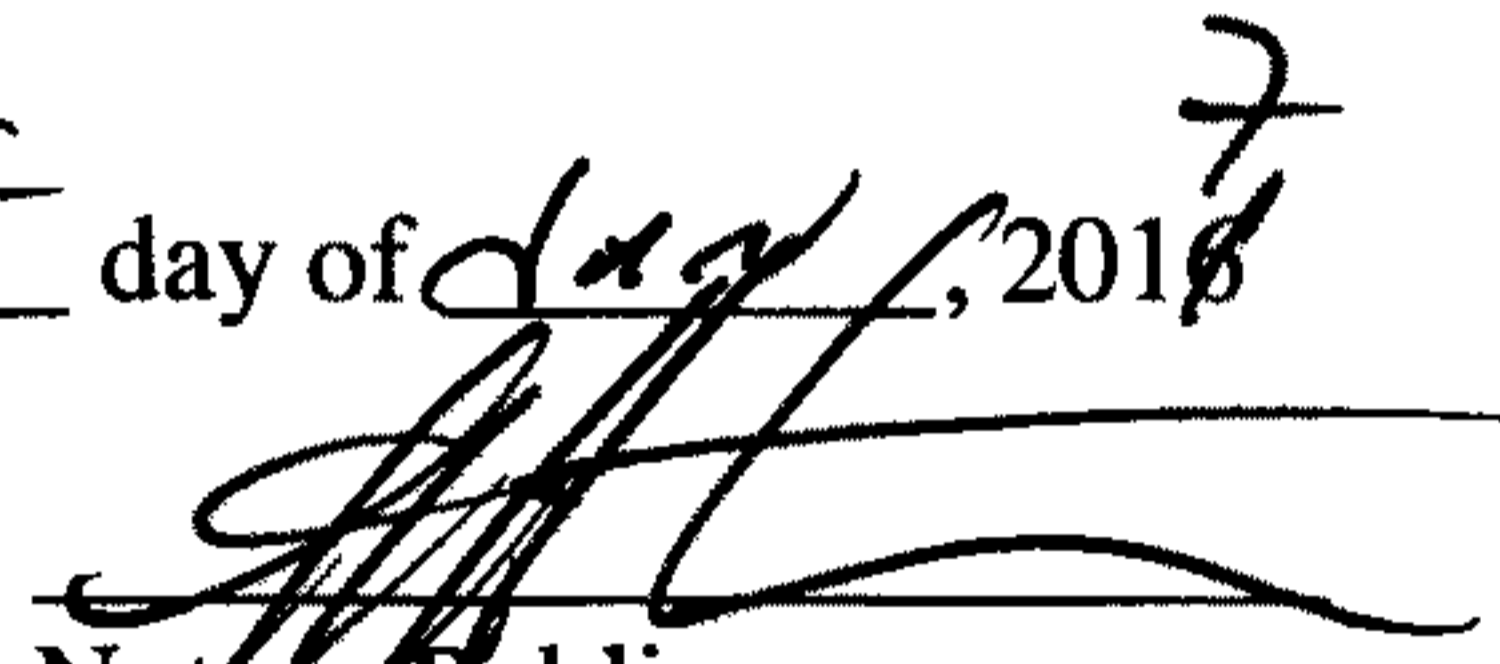

Bidhu Joseph

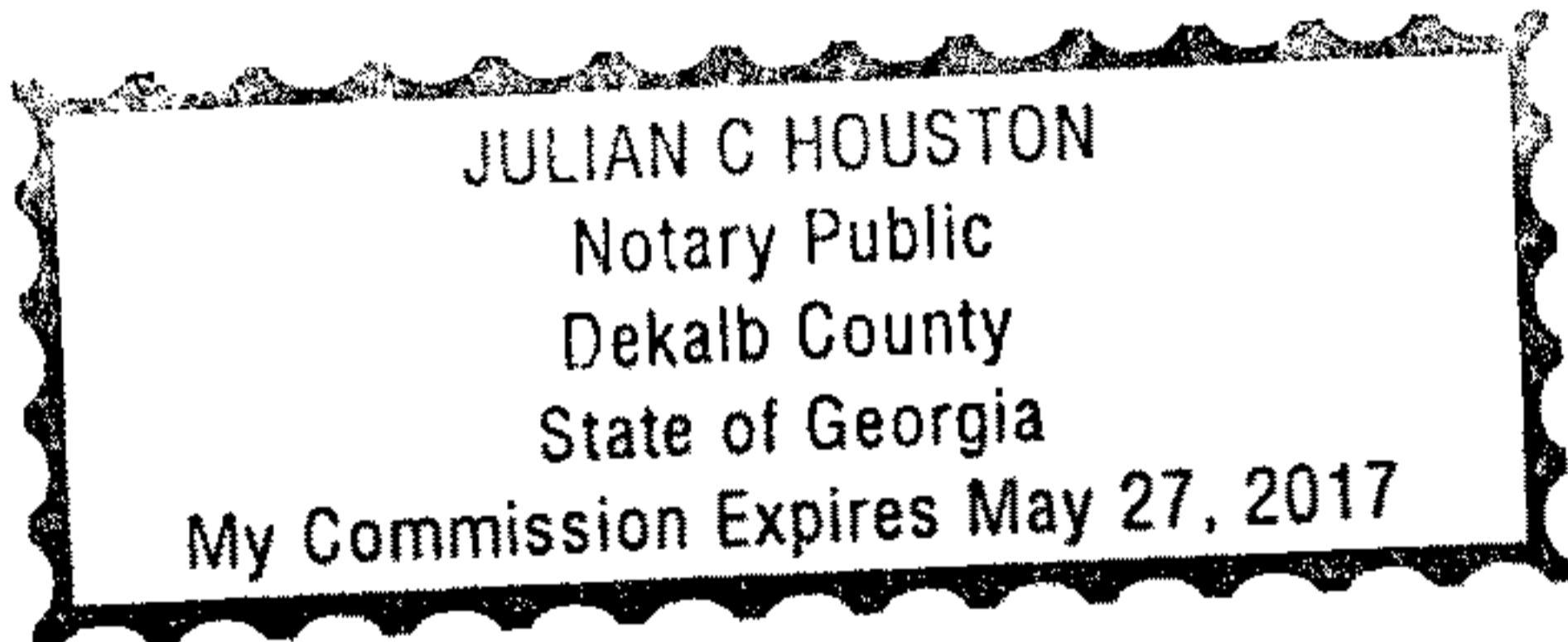

George Joseph AKA George Joseph Jr.

STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Bidhu Joseph** and **George Joseph AKA George Joseph Jr.** 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 18 day of Aug⁷, 2016


Notary Public



20170126000032720 3/4 \$25.00
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Real Estate Sales Validation Form

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

Grantor's Name Bidhu Joseph and George Joseph AKA George Joseph JR
Mailing Address 1439 BRENTSORD COVE, SNELLVILLE, GA 30078

Grantee's Name Bidhu Joseph and George Joseph JR
Mailing Address 1439 BRENTSORD COVE, SNELLVILLE, GA 30078

Property Address 5013 EAGLE CREST RD., BIRMINGHAM, AL 35242

Date of Sale
Total Purchase Price 0.00
or
Actual Value \$
or
Assessor's Market Value \$337,200.

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
[X] Other Tax Office

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 01/18/2017

Print BIDHU JOSEPH / GEORGE JOSEPH, JR.

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

