

20170214000054460
02/14/2017 03:26:23 PM
DEEDS 1/5

After Recording Return to:

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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STATE OF ALABAMA
SHELBY COUNTY

Return To&
Mail Tax Statements To:

Clifford D. Hurley
310 Village Dr
Calera, AL 35040

Tax ID: 22-7-35-1-005-005.000
File #: 21489214

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, CLIFFORD D. HURLEY a/k/a CLIFFORD HURLEY unmarried and BRITTANY HURLEY unmarried, whose address is 310 Village Dr, Calera, AL 35040, (hereinafter called Grantors), 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 CLIFFORD D. HURLEY, unmarried, whose address is 310 Village Dr, Calera, AL 35040, (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"

Parcel ID: 22-7-35-1-005-005.000

Commonly known as 310 Village Dr. Calera, AL 35040

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 10 day of NOVEMBER, 2016

WITNESSES:

Witness

Clifford D. Hurley a/k/a
Clifford Hurley

CLIFFORD D. HURLEY a/k/a
CLIFFORD HURLEY

Print Name

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 CLIFFORD D. HURLEY a/k/a CLIFFORD HURLEY, 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 10 day of NOVEMBER, 2016


NOTARY PUBLIC Earl L. Austin
My Commission Expires: 3/1/17



TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 5 day of November, 2016

WITNESSES:

Witness

Brittany Curley
BRITTANY CURLEY

Print Name

Witness

Witness

STATE OF ALABAMA

COUNTY OF Sleazy

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
BRITTANY HURLEY, 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 they
executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 5 day of NOVEMBER, 2019

NOTARY PUBLIC

My Commission Expires: 7-10-99

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 187, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 5, PHASE 4, AS RECORDED IN MAP BOOK 40, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT NO. 20090807000303410

ASSESSOR'S PARCEL NO: 22-7-35-1-005-005.000

Real Estate Sales Validation Form

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

Grantor's Name Clifford Hurley
 Mailing Address and Brittany Hurley
 310 Village Dr
 Calera, AL 35040

Grantee's Name Clifford D. Hurley
 Mailing Address
 310 Village Dr
 Calera, AL 35040

Property Address 310 Village Dr
 Calera, AL 35040

Date of Sale 11/05/2016
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 117,400, tax based on \$58,700

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 Appraisal
 Sales Contract Other Per County Assessors web site
 Closing Statement

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 2-10-17

Print Laura D. Rienzo

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/14/2017 03:26:23 PM
 \$87.00 JESSICA
 20170214000054460

[Print Form](#)

[Signature]