

Commitment Number: 21803180

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:

Record and Return To:

ServiceLink

**1355 Cherrington Parkway
Moon Township, PA 15108**

EXEMPT FROM TRANSFER TAX

40-22-1(b)(2) to perfect title to real property: spelling correction deed

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117350004068000**

QUITCLAIM DEED

Cecil Donald Monk, Jr., also known as Cecil Donald Monk, and Lynne Amberson Monk, who took title incorrectly as Lynn Amberson Monk, a married couple, whose mailing address is 2158 Baneberry Dr Birmingham, AL 35244, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to Cecil Donald Monk, Jr. and Lynne Amberson Monk, husband and wife, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is 2158 Baneberry Dr Birmingham, AL 35244, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Lot 2724 according to the survey of Riverchase Country Club 27th addition as recorded in Map Book 11, page 56, Shelby County, Alabama records.
Property Address is: 2158 Baneberry Dr Birmingham, AL 35244**

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: 20050804000397460

Executed by the undersigned on 1-27, 2017
Cecil Donald Monk Jr. also
known as Cecil Donald Monk
Cecil Donald Monk Jr. also known as
Cecil Donald Monk

Lynne Amberson Monk
who took title incorrectly
as Lynn Amberson Monk
Lynne Amberson Monk who took
title incorrectly as Lynn Amberson
Monk

STATE OF AZ
COUNTY OF STRAUB

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Cecil Donald Monk Jr. also known as Cecil Donald Monk and Lynne Amberson Monk who acquired title incorrectly as Lynn Amberson Monk** 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 27th day of Jan, 2017
[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 Cecil Donald Monk, Jr. and Lynne Amberson Monk

Mailing Address 2158 Baneberry Dr Birmingham, AL, 35244

Property Address 2158 Baneberry Dr Birmingham, AL, 35244

Grantee's Name Cecil Donald Monk, Jr. and Lynne Amberson Monk

Mailing Address 2158 Baneberry Dr Birmingham, AL, 35244

Date of Sale 01/27/2017
 Total Purchase Price 0.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 345,800.00

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 Per County Assessors web site

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 2-23-17

Print Laura DiRenzo

Unattested

Sign

(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
 02/28/2017 02:15:29 PM
 \$22.00 CHERRY
 20170228000069270