

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, Texas 75024

20170405000115500
04/05/2017 11:08:36 AM
DEEDS 1/3

Return to: _____
Prepared By:
Gregory M.
Varner, Esq.

Order Number:
170231035A L
AHTL-

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Future Tax Notices to:
105 Bridge Drive
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **CHERYL J. SZABO-STRICKLAND f/k/a CHERYL SZABO**, a married woman, joined by her spouse **MARTIN E. STRICKLAND III**, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents release, remise, quit-claim and convey unto **CHERYL J. SZABO-STRICKLAND**, a married woman, herein referred to as Grantees, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the survey of Stonebridge, as recorded in Map Book 20, Page 23, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20030627000405500.

Parcel ID Number: 09 3 06 0 005 002.000

Commonly Known As: 105 Bridge Drive, Birmingham, Alabama 35242

Fair Market Value: \$ 380,300.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by American Home Title, LLC.

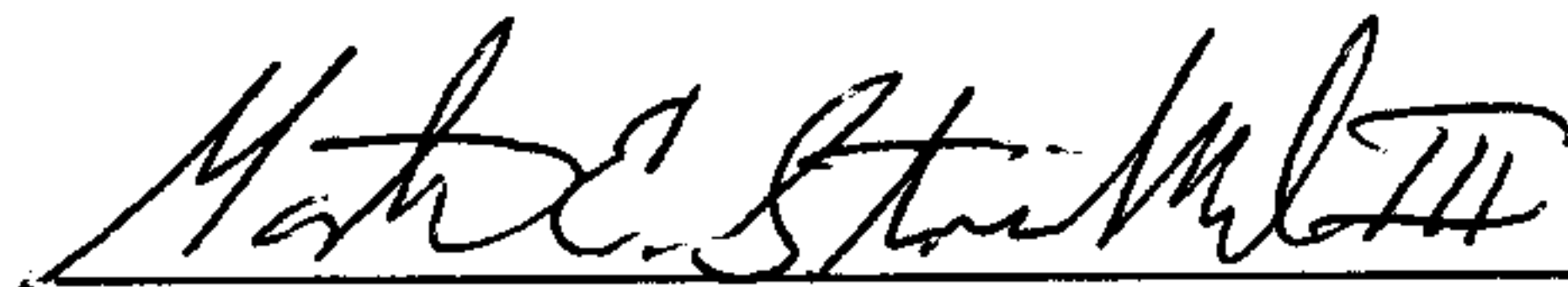
[SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto set their signature and seal, this the 27 day of March, 2017.

GRANTORS:



CHERYL J. SZABO-STRICKLAND,
f/k/a CHERYL SZABO



MARTIN E. STRICKLAND III

STATE OF AL)
COUNTY OF Shelby)

I, Felicia W. Johnson, a Notary Public for the State of Alabama, do hereby certify that **CHERYL J. SZABO-STRICKLAND f/k/a CHERYL SZABO** and **MARTIN E. STRICKLAND III**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27 day of March, 2017.

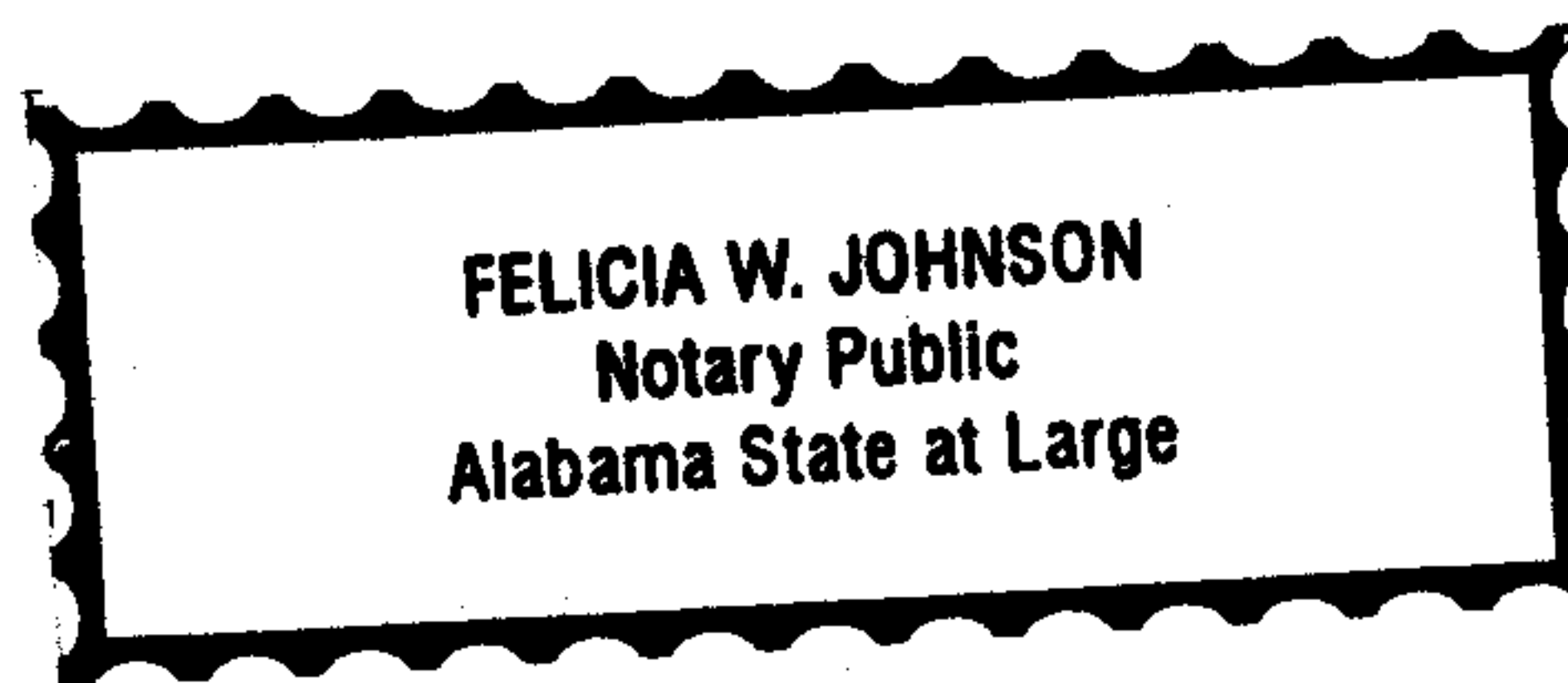
(NOTARY SEAL)


Notary Public

My commission expires: 8-10-2019

Felicia W. Johnson
NOTARY

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464



Real Estate Sales Validation Form

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

Grantor's Name Cheryl Szabo Martin E. Strickland Grantee's Name Cheryl J. Szabo-Strickland
Mailing Address 105 Bridge Drive Mailing Address 105 Bridge Drive
Birmingham, AL 35242 Birmingham, AL 35242

Property Address 105 Bridge Drive
Birmingham, AL
35242

Date of Sale 03-27-17

Total Purchase Price \$ 0.00

or

Actual Value \$ _____

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Assessor's Market Value \$ 380,300.00

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

1/2 value
\$190,150.00

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 04-03-17

Print Trelana Quick

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 11:08:36 AM
S211.50 CHERRY
20170405000115500

[Signature]