

Commitment Number: 22098934

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:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27-5-22-0-001-034.005

QUITCLAIM DEED

Albert Lee Jones Jr. herein joined by his spouse **Dorsett Jones**, whose mailing address is **959 SPRING CREEK ROAD, MONTEVALLO, AL 35115**, hereinafter grantor, for \$1.00 in consideration paid, grants and quitclaims to **Albert Lee Jones Jr.**, and **Dorsett Jones**, a married couple, 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 **959 SPRING CREEK ROAD, MONTEVALLO, AL 35115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the SW corner of Section 22 and go North 89 degrees 28 minutes East along the South boundary of said Section 347.37 feet to the Westerly boundary of Spring Creek Road; thence North 51 degrees 35 minutes East along said boundary 396.24 feet to the point of beginning; thence continue along said boundary 90.00 feet; thence North 38 degrees 25 minutes West for 166.67 feet; thence South 51 degrees 35 minutes West for 90.00 feet; thence South 38 degrees 25 minutes East for 166.67 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address is: 959 SPRING CREEK ROAD, MONTEVALLO, AL 35115

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.

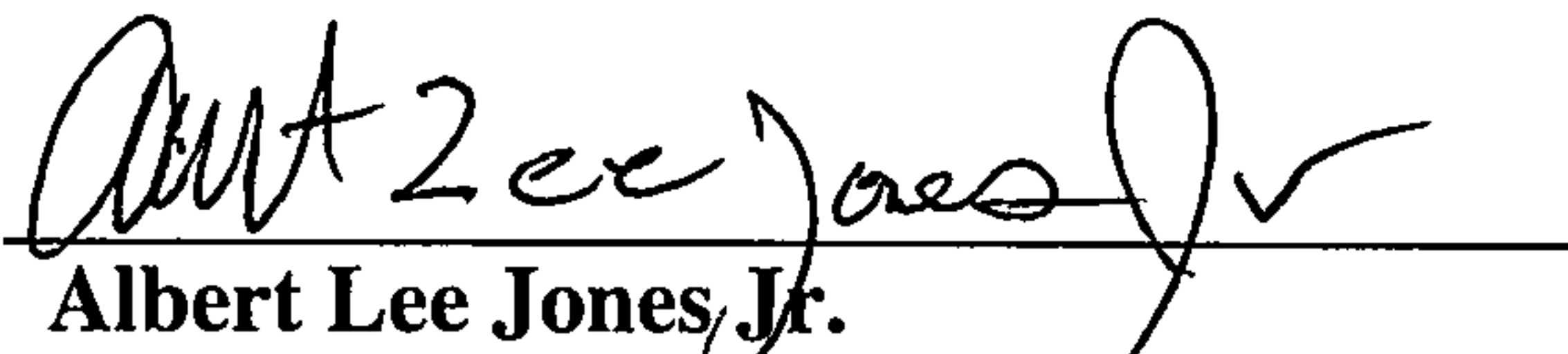
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

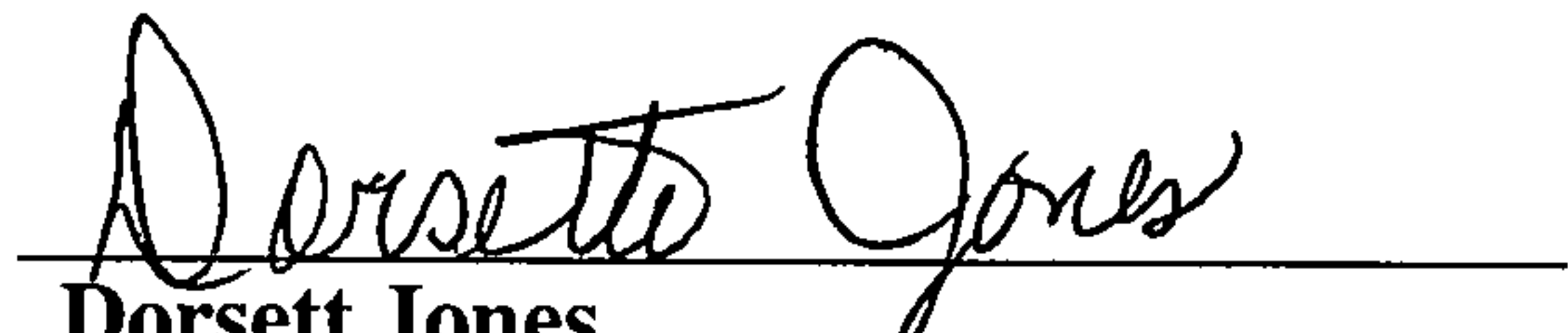
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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

Prior instrument reference: **20060224000091050**

Executed by the undersigned on 4/1, 2017:

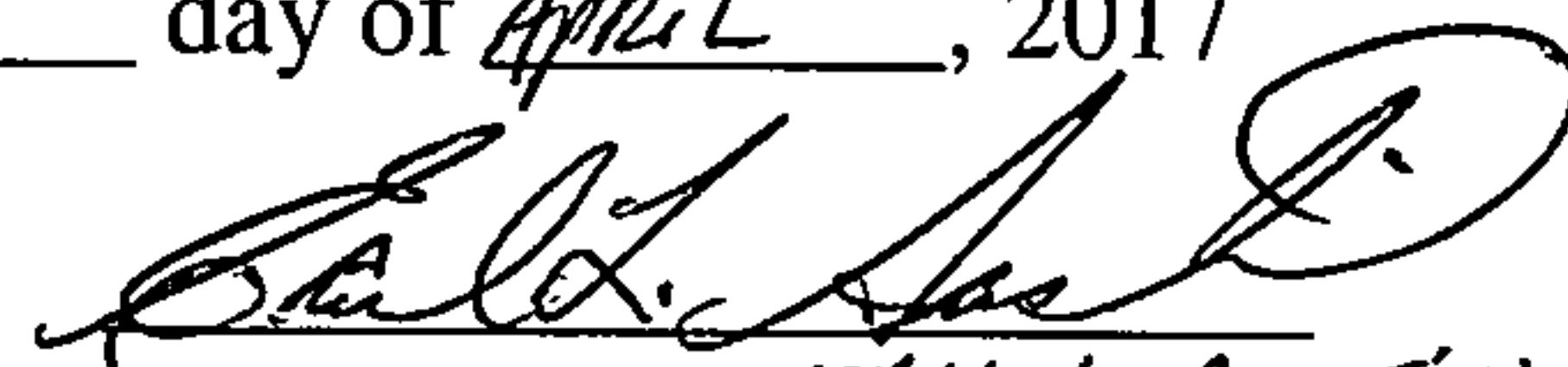

Albert Lee Jones, Jr.

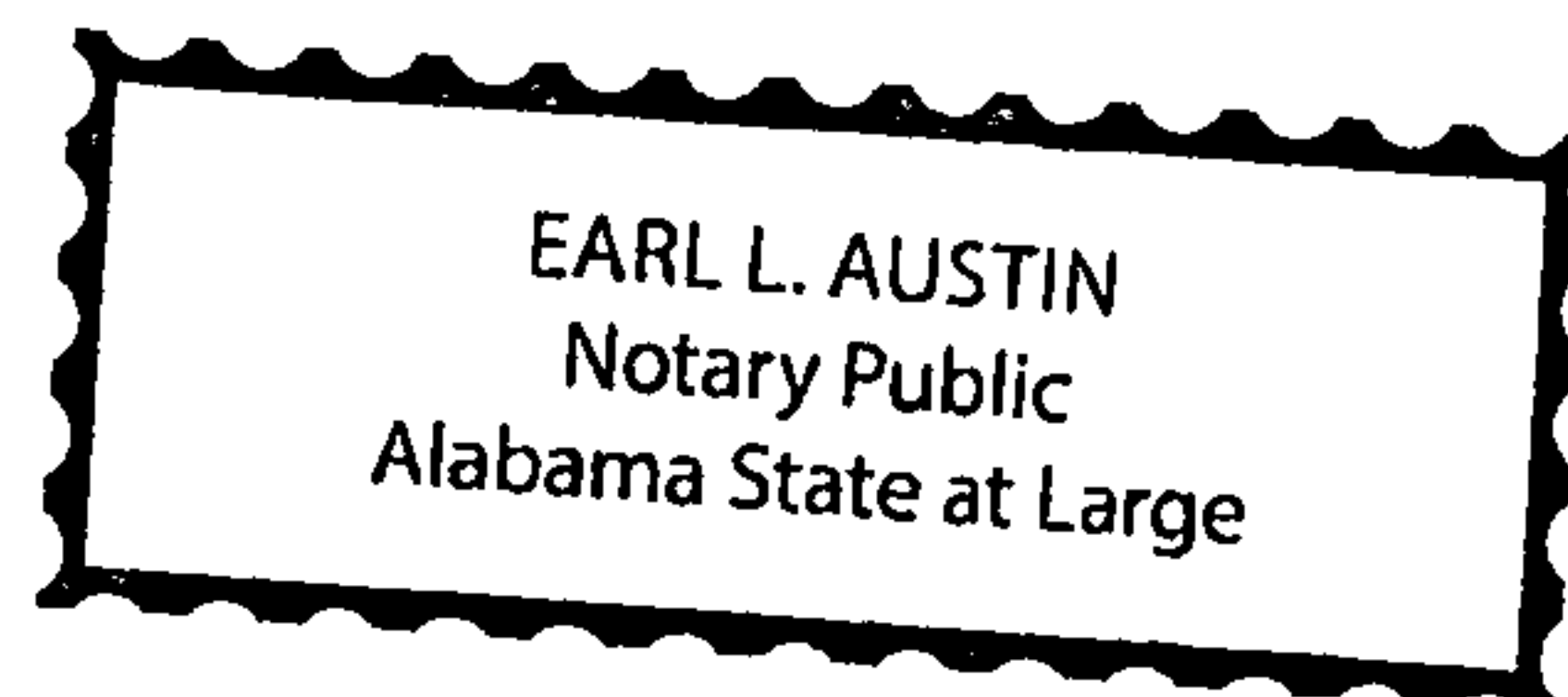

Dorsett Jones

STATE OF Alabama
COUNTY OF STELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Albert Lee Jones Jr.** and **Dorsett Jones** 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 1 day of April, 2017


Notary Public **EARL L. AUSTIN**



Real Estate Sales Validation Form

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

20170410000119920 04/10/2017 10:49:03 AM QCDEED 3/3

Grantor's Name Albert Lee Jones Jr

Grantee's Name Albert Lee Jones Jr and
Dorsett Jones

Mailing Address 959 SPRING CREEK ROAD,
MONTEVALLO, AL 35115

Mailing Address 959 SPRING CREEK ROAD,
MONTEVALLO, AL 35115

Property Address 959 SPRING CREEK ROAD,
MONTEVALLO, AL 35115

Date of Sale

Total Purchase Price \$1.00

or

Actual Value \$

or

Assessor's Market Value \$107,085.00 / 2 = \$53,542.50

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

x 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 4/11/17

Print Albert Lee Jones Jr
Dorsette Jones

Sign

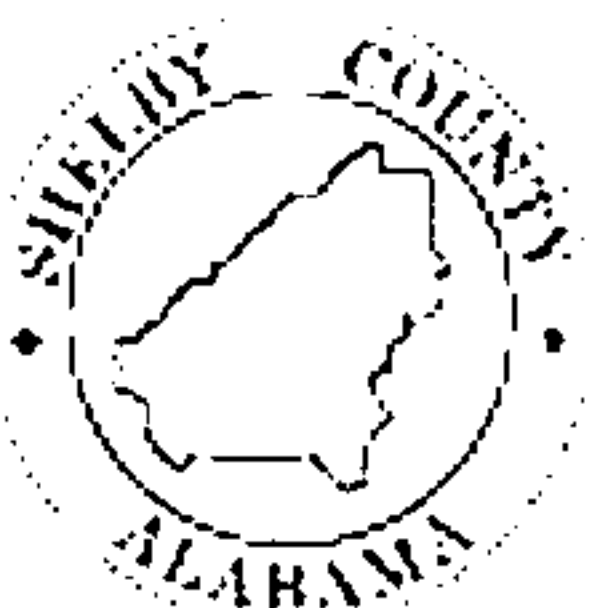
Albert Lee Jones Jr
Dorsette Jones

Unattested

(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
04/10/2017 10:49:03 AM
\$75.00 CHERRY
20170410000119920

[Signature]