

Return to:
Title Source, Inc.
662 Woodward Avenue
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20170801000276260
08/01/2017 01:01:39 PM
QCDEED 1/4

Order Number:
063388316 - 4128611

QUIT CLAIM DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
179 Cove Lane
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JUDITH L. BECKER, as Trustee of THE JUDITH L. BECKER 1997 REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1997, AS AMENDED**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **JUDITH L. BECKER**, an unmarried woman, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2847, according to the corrected Map of Weatherly Highlands, The Cove, Sector 28 Phase II as recorded in Map Book 30, Page 92 in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20170111000010640.

Parcel ID Number: 149322003030000

Commonly Known As: 179 Cove Lane, Pelham, AL 35124

Fair Market Value: \$196,000.00

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.

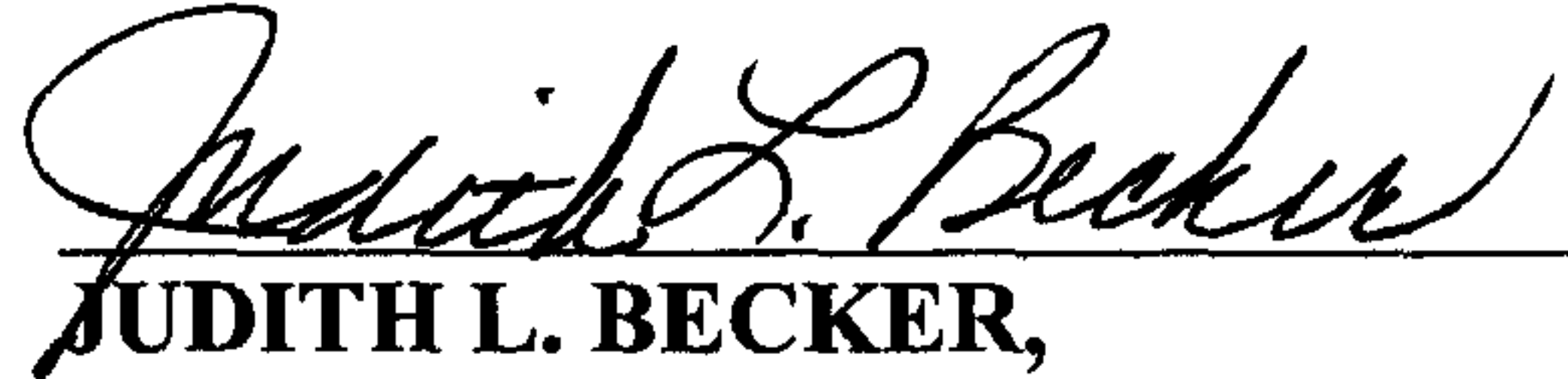
The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between JUDITH L. BECKER, as Trustee of THE JUDITH L. BECKER 1997 REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1997, AS AMENDED, as Grantor(s), and JUDITH L. BECKER, an unmarried woman, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 24th day of July, 2017.

GRANTOR:



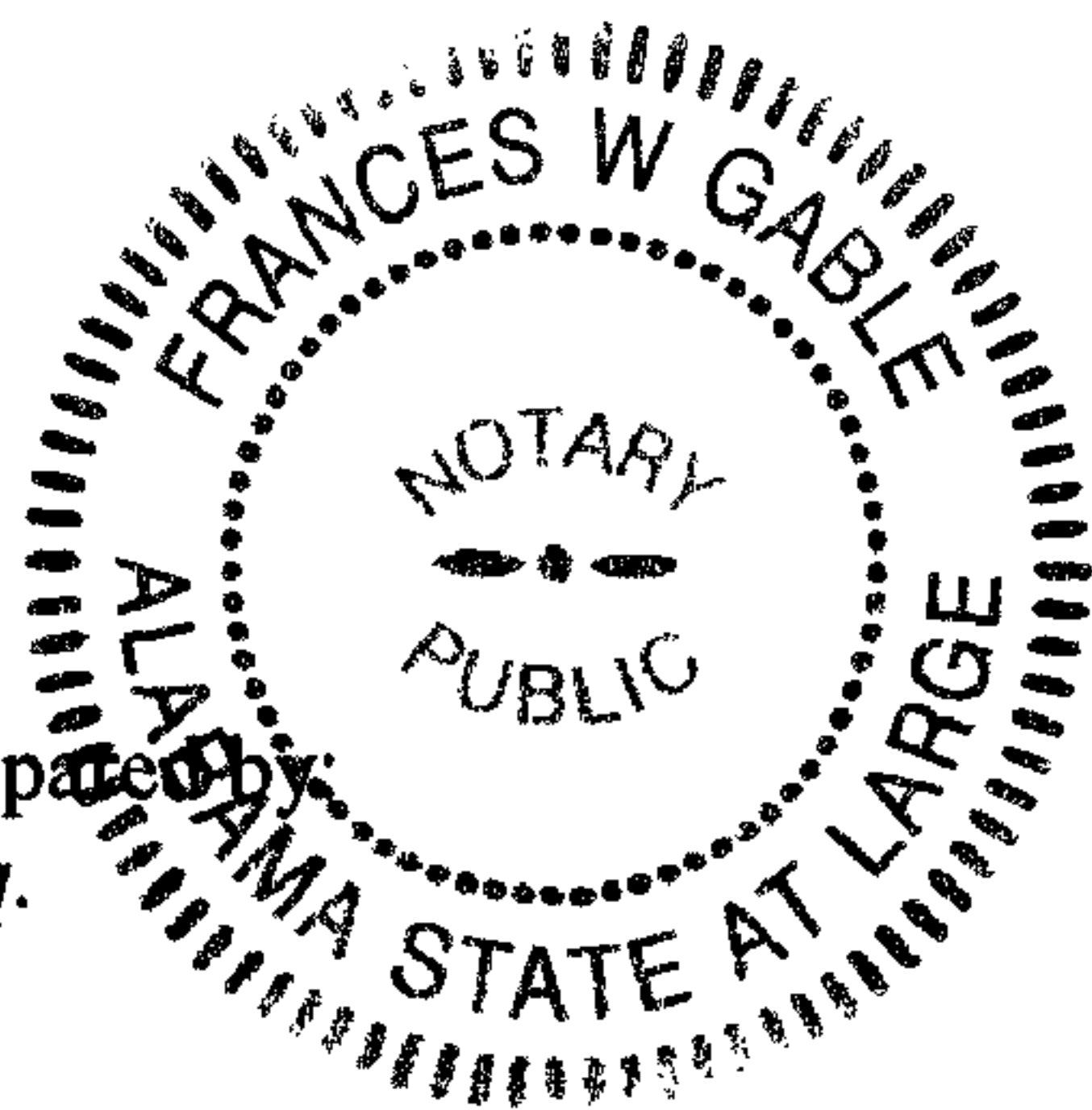
JUDITH L. BECKER,
Trustee of **THE JUDITH L. BECKER**
1997 REVOCABLE LIVING TRUST
DATED SEPTEMBER 10, 1997, AS
AMENDED

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Frances W. Gable, a Notary Public for the State of Alabama, do hereby certify that **JUDITH L. BECKER, as Trustee of THE JUDITH L. BECKER 1997 REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1997, AS AMENDED**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of July, 2017.

(NOTARY SEAL)



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



Notary Public FW Gable
My commission expires: April 29, 2019

Real Estate Sales Validation Form

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

Grantor's Name Judith L. Becker, an unmarried
Mailing Address woman
179 Cove Lane
Pelham, AL 35124

Grantee's Name Judith L. Becker, as trustee of
Mailing Address Judith L. Becker 1997 Revocable
Trust, 09/10/1997
179 Cove Lane
Pelham, AL 35124

Property Address 179 Cove Lane
Pelham, AL 35124

Date of Sale

Total Purchase Price \$ _____

or

Actual Value \$ _____

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Assessor's Market Value \$ 196,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ 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 7-24-17

Print Judith L. Becker

Unattested

Sign X

Judith L. Becker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 149322003030000

Land situated in the County of Shelby in the State of AL

LOT 2847, ACCORDING TO THE CORRECTED MAP OF WEATHERLY HIGHLANDS, THE COVE, SECTOR 28
PHASE II AS RECORDED IN MAP BOOK 30, PAGE 92 IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT #20170111000010640

LOT 2847, ACCORDING TO THE CORRECTED MAP OF WEATHERLY HIGHLANDS, THE COVE, SECTOR 28
PHASE II AS RECORDED IN MAP BOOK 30, PAGE 92 IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

Commonly known as: 179 Cove Ln, Pelham, AL 35124-2868

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR
INFORMATIONAL PURPOSES



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 01:01:39 PM
\$220.00 CHERRY
20170801000276260

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.