

20170908000326970
09/08/2017 07:59:30 AM
QCDEED 1/5

Return To After Recording:
Judson L. Fleming
273 Narrows Drive
Birmingham, AL 35242

Reference Number: AL420752

Mail Tax Statements To:
Judson L. Fleming
273 Narrows Drive
Birmingham, AL 35242

Prepared By:
Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
09-4-20-2-007-100.000

QUIT CLAIM DEED

This indenture Made this 18 day of August, 2017, by and between JUDSON L. FLEMING, UNMARRIED, AND DARRYL W. COX, UNMARRIED, whose post office address is 273 Narrows Drive, Birmingham, AL 35242, as Grantors, and JUDSON L. FLEMING, UNMARRIED, whose post office address is 273 Narrows Drive, Birmingham, AL 35242, as Grantee.

Witnesseth, that said Grantors, for in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 273 Narrows Drive, Birmingham, AL 35242

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded May 3, 2004 among the Official Property Records of Shelby County, Alabama as Instrument 20040503000229520.

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 in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this _____ day of _____.

Signed in counterparts
Judson L. Fleming

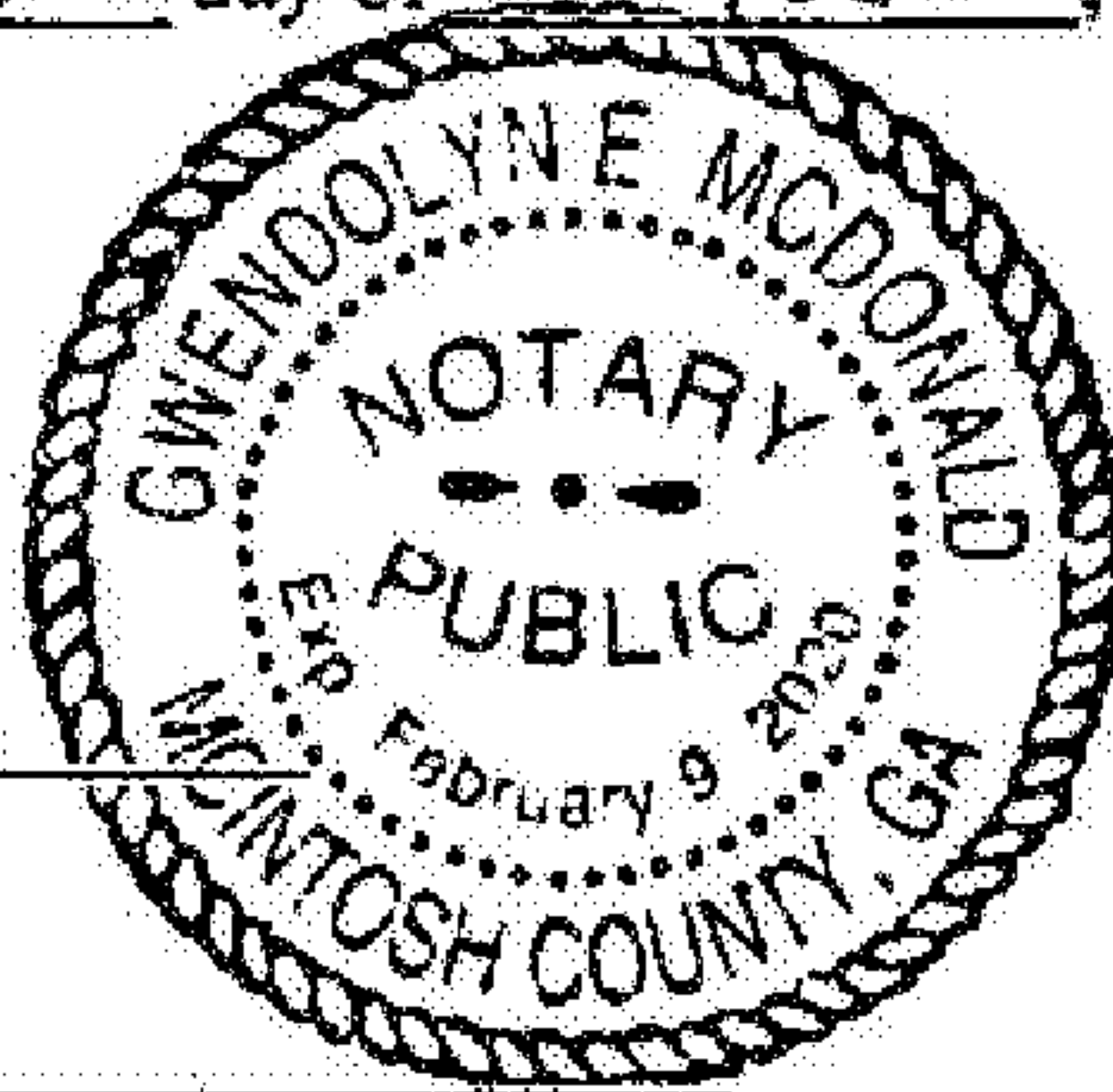
Darryl W. Cox
Darryl W. Cox

STATE OF _____
COUNTY OF _____

I, Gwendolyn McDonald, a Notary Public in and for said County in said State, hereby certify that ~~Judson L. Fleming~~ and Darryl W. Cox 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2017.

Gwendolyn E McDonald
NOTARY PUBLIC
Printed Name: Gwendolyn E McDonald
My Commission Expires: Feb 7, 2020



Total Purchase Price or Fair Market Value: _____
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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Judson L. Fleming
Judson L. Fleming

Signed in Court Report
Darryl W. Cox

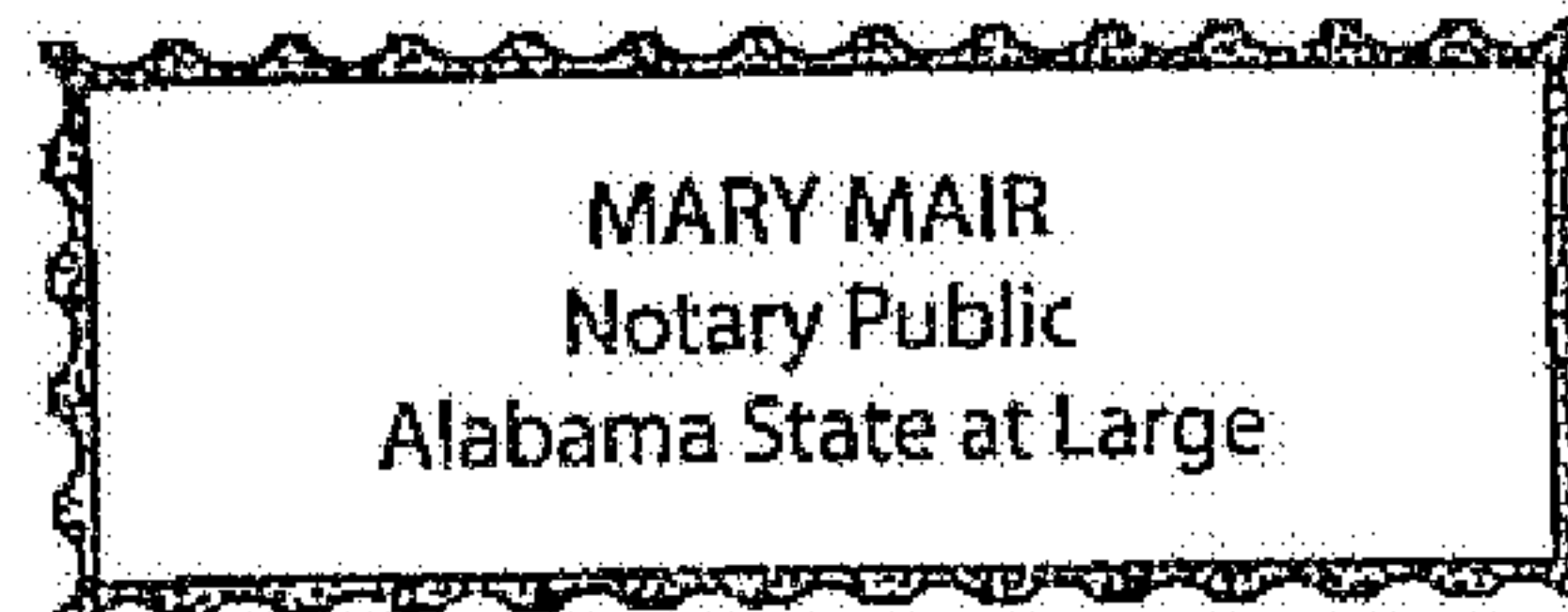
STATE OF Alabama
COUNTY OF Shelby

I, Mary Mair, a Notary Public in and for said County in said State, hereby certify that Judson L. Fleming and Darryl W. Cox 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2017.

My Commission Expires
April 25, 2021

Mary Mair
NOTARY PUBLIC
Printed Name: Mary Mair
My Commission Expires: 4-25-2021



Total Purchase Price or Fair Market Value: _____

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LOT 100, ACCORDING TO THE AMENDED MAP OF FINAL RECORD PLAT OF NARROWS
PEAK SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 125 A & B, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly Known As: 273 Narrows Drive, Birmingham, AL 35242
Parcel ID: 09-4-20-2-007-100.000

Real Estate Sales Validation Form

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

Grantor's Name	JUDSON L FLEMING &	Grantee's Name	JUDSON L FLEMING
Mailing Address	DARRYL W COX	Mailing Address	273 Narrows Drive
	273 Narrows Drive		Birmingham, AL 35242
	Birmingham, AL 35242		
Property Address	273 Narrows Drive	Date of Sale	8-18-17
	Birmingham, AL 35242	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	176100 $\times 1/2 = \$88,050.00$

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

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 8/18/17

Print Darryl W. Cox

Unattested

Sign Darryl W. Cox

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/08/2017 07:59:30 AM
 \$115.50 CHERRY
 20170908000326970

(verified by)

Print Form

Form RT-1