

JC

Law OFFICES OF ATTORNEY JOHN E. CLARK
2214 Third Avenue North, Suite 205 • Birmingham, AL 35203 • (205) 581-0903

Send Tax Notice to:
Stacy Singleton
337 – Finley Avenue West
Birmingham, Alabama 35204

Shelby County: AL 10/31/2017
State of Alabama
Deed Tax: \$52.50

STATE OF ALABAMA }

SHELBY COUNTY }

QUIT CLAIM DEED


20171031000393230 1/6 \$82.50
Shelby Cnty Judge of Probate: AL
10/31/2017 10:29:12 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid to **Jeanne S. Howard, an unmarried woman, ("Grantor")** by ~~Stacy~~ ^{STACEY} Singleton an unmarried woman ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor do hereby remise, release, and quit claim unto ~~Stacy~~ ^{STACEY} Singleton ("Grantee"), all of her rights, including any rights of redemption, title and interest, if any, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, more particularly described below:

Beginning at a point where the land of Sam Watkins intersects Highway 31; run West 105 feet; thence Northerly "two degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning, containing ½ acres. Situated in Shelby County in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama. Deed Book 163, page 244, as recorded in Probate Office of Shelby County, Alabama.

See affidavit recorded in Instrument #2000-05248, which established the devolution of title from Namon and Alice Berk to the above parcel.

Parcel I: PID NO. 36-2-03-2-002-030.000

A part of Lot Number 45, in Block I, in Ellis Addition to East Montevallo, according to a survey and map of the same made by George Jacob Davis, Jr., C.E., dated 1914, the part hereby conveyed having a frontage of 50 feet on Dauphin Street and running back Northwardly between parallel lines to a uniform depth of 100 feet; being bounded on the East by lot Number 44 and on the West by Lot Number 46 in said Block I.

Parcel II: PID NO. 36-2-03-2-031.000

A part of Lot Number 46, in Block I, in Ellis Addition to East Montevallo, said lot facing Dauphin Street 50 feet and running back a distance of 100 feet recorded in the Office of the Probate Judge of Shelby County, Alabama.

See affidavit recorded in Instrument #2000-05246, which established the devolution of title from Jim Small and Lelia J. White, to Parcels I and II.

Note: This conveyance does not represent the homestead of Grantee.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

Ad valorem taxes for the current tax year. Also subject to easements and restrictions, rights of way, covenants and other matters of record which are applicable to the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 16TH day of OCTOBER, 2017

Jeanne S. Howard (Seal)
JEANNE S. HOWARD

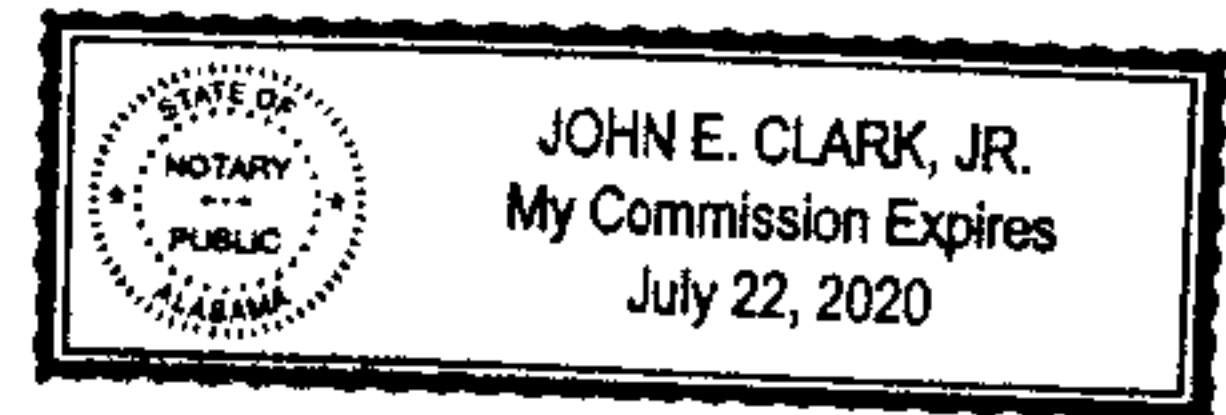
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeanne S. Howard**, 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16TH day of OCTOBER, 2017.

John E. Clark, Jr.
Notary Public

My commission expires _____



20171031000393230 2/6 \$82.50
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**Greater Alabama MLS - IMAPP**

Shelby County Tax Report - MONTEVALLO, AL 35115

PROPERTY INFORMATION**PID #** 36-2-03-2-002-031.000**Property Type:** Residential**Property Address:**

MONTEVALLO, AL 35115

Current Owner:

JEANNE S HOWARD

Tax Mailing Address:

124 14TH CT W

BIRMINGHAM, AL 35204-2044

Land Areas:

1. SINGLE FAMILY / 111

Lot Size: 0.11 acres / 4,812 sf**Frontage:** 50 ft**Depth:** 100 ft**Tax District:** MONTEVALLO**Subdivision:**

ELLIS ADDITION TO MONTEVALLO

Twn: 2 / **Rng:** 36 / **Sec:** 03**Block:** I / **Lot:** 46**Legal Description:**

ELLIS ADDITION TO MONTEVALLO BLK I LOT 46

Plat Book: 00 / **Plat Page:** 003**Census Tract:** 030405 / **Block:** 1030**Lat:** 33.096784 **Lon:** -86.864217

☒ Active
 ☐ Sold
 ☐ Pending
 ☐ Withdrawn
 ☐ Canceled
 ☒ Expired

☐ Residential
 ☐ Industrial
 ☐ Water

☐ Commercial
 ☐ Government
 ☐ Condo

☐ Agricultural
 ☐ Other

VALUE INFORMATION (Tax District: MONTEVALLO)

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Building Value:	\$26,800	\$25,900	\$26,700	\$27,200	\$28,300
Extra Feature Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Total Assessed Value:	\$38,800	\$37,900	\$38,700	\$39,200	\$40,300
Percent Change:	- n/a -	-2.32%	2.11%	1.29%	2.81%
Total Exemptions:					
Taxable Value:	\$7,760	\$7,580	\$7,740	\$7,840	\$8,060
Tax Amount:	\$395.76	\$386.58	\$394.74	\$399.84	\$411.06

SALES INFORMATION

There are no sales for this property in our database.

BUILDING INFORMATION

1.	Single Family	Living Area:	1,031 sf	Adjusted Area:	1,038 sf	Year Built:	1950	
	Bedrooms:	Bathrooms:	Stories:	1.0	Rooms:	5	Eff Year Built:	1948
	First Floor:	1,031 sf	Adj Upper Area:	0 sf	Total Area:	0 sf		
	Heating:	HEAT/AC GRAVITY	Fireplace:	No	Grade:	E+		
	Int Wall:		Ext Wall:	VINYL SIDING	Plumbing:	AVERAGE		
	Roof Type:		Roof Material:	ASPHALT SHINGLES	Flooring:	HARDWOOD		



20171031000393230 3/6 \$82.50
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FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	01117C0501E	02/20/2013
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	01021C0050C	03/16/2009

Source: FEMA National Flood Hazard Layer (NFHL), updated 07/23/2017

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20171031000393230 4/6 \$82.50
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PROPERTY INFORMATION**PID #** 36-2-03-2-002-030.000**Property Type:** Residential**Property Address:**

MONTEVALLO, AL 35115

Current Owner:

JEANNE S HOWARD

Tax Mailing Address:

124 14TH CT W

BIRMINGHAM, AL 35204-2044

Land Areas:

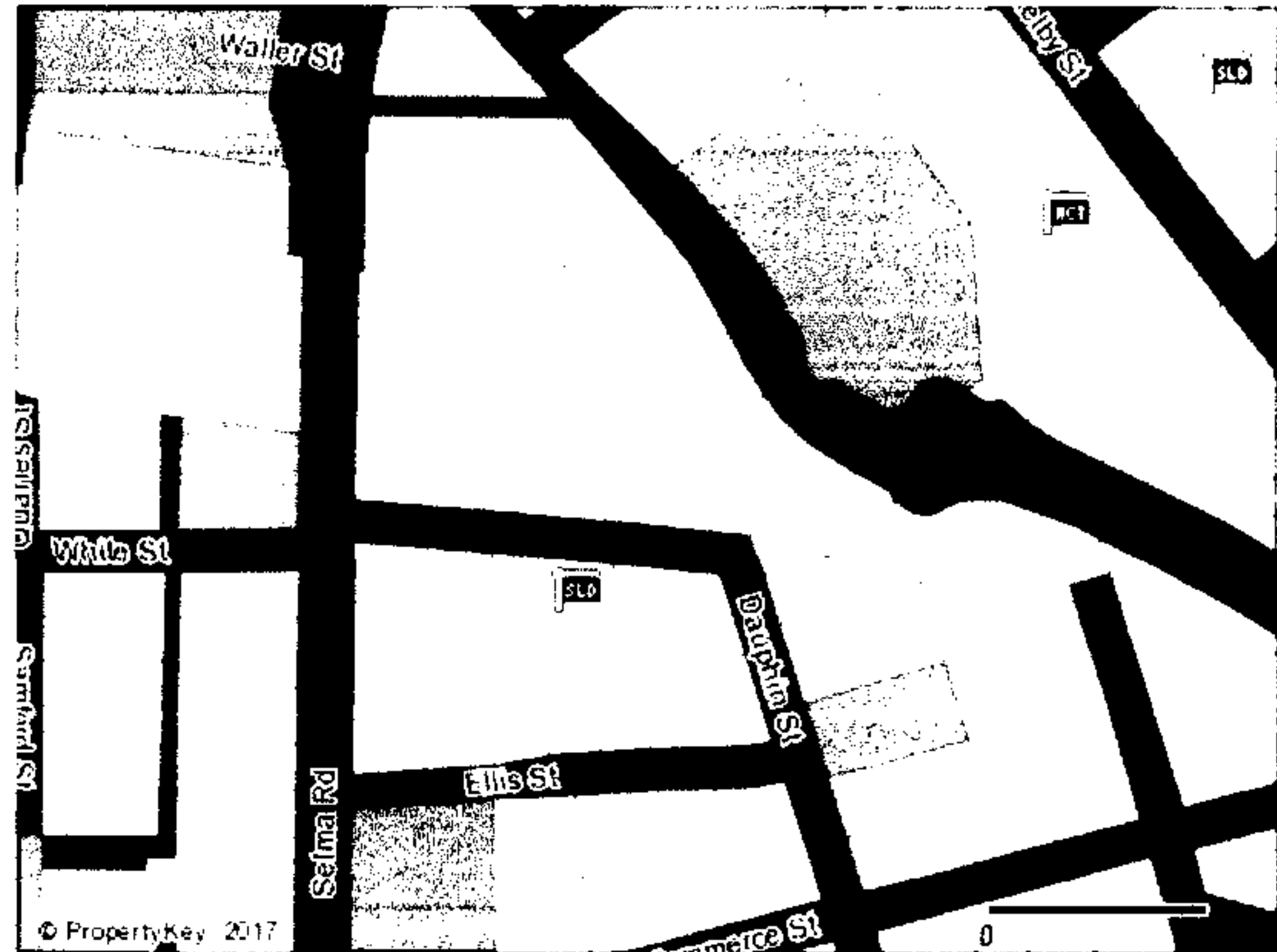
1. RESIDENTIAL LOT / 913

Lot Size: 0.11 acres / 4,812 sf**Frontage:** 50 ft**Depth:** 100 ft**Tax District:** MONTEVALLO**Subdivision:**

ELLIS ADDITION TO MONTEVALLO

Twn: 2 / **Rng:** 36 / **Sec:** 03**Block:** I / **Lot:** 45**Legal Description:**

ELLIS ADDITION TO MONTEVALLO BLK I LOT 45

Plat Book: 00 / **Plat Page:** 003**Census Tract:** 030405 / **Block:** 1030**Lat:** 33.096774 **Lon:** -86.864056**VALUE INFORMATION (Tax District: MONTEVALLO)**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Building Value:					
Extra Feature Value:					
Land Value:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Total Assessed Value:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Percent Change:	- n/a -	0%	0%	0%	0%
Total Exemptions:					
Taxable Value:	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Tax Amount:	\$122.40	\$122.40	\$122.40	\$122.40	\$122.40

SALES INFORMATION

There are no sales for this property in our database.

BUILDING INFORMATION

No buildings on this property.

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
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Real Estate Sales Validation Form

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

Grantor's Name JEANNE S. HOWARD
Mailing Address 1828 47TH ST. ENS
BIRMINGHAM
AL. 35208

Grantee's Name STACY SINGLETON
Mailing Address 337 FINLEY AVE WEST
BIRMINGHAM
AL. 35204

Property Address MONTEVALLO
AL. 35115

Date of Sale 10-16-17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessors Market Value \$ 40,300 + 12,000



20171031000393230 6/6 \$82.50
Shelby Cnty Judge of Probate, AL
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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 10-16-17

Print STACY SINGLETON

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one