

Commitment Number: 17071182

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, Send To:

Visionet Systems, Inc.
183 Industry Drive, Pittsburgh, PA.15275

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-5-21-0-009-043.000

QUITCLAIM DEED

DEED IS TAXABLE 1/2 ASSESSOR'S MARKET VALUE. AMV = \$375,100.00; 1/2 AMV = \$187,550; TAX DUE \$188.00

CHARLES NELSON GRICE, ANNISA M. GRICE, TERRY LEE YARBROUGH and JANIE G. YARBROUGH, hereinafter grantors, of **Shelby County, Alabama**, without consideration paid and as a gift, grant and quitclaim to **Charles Nelson Grice and Annisa M. Grice**, husband and wife, hereinafter grantees, whose tax mailing address is **1014 Grande View Pass, Maylene, Alabama 35114**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT: LOT 1543 ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES GIVIANPOUR ADDITION TO ALABASTER, 15TH ADDITION AS RECORDED IN MAP BOOK 32, PAGE 126, SHELBY COUNTY, ALABAMA RECORDS. P.I.D#: 23-5-21-0-009-043.000

Property Address is: 1014 Grande View Pass, Maylene, Alabama 35114

Prior instrument reference: _____

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

Executed by the undersigned on September 1, 2017:


CHARLES NELSON GRICE


ANNISA M. GRICE

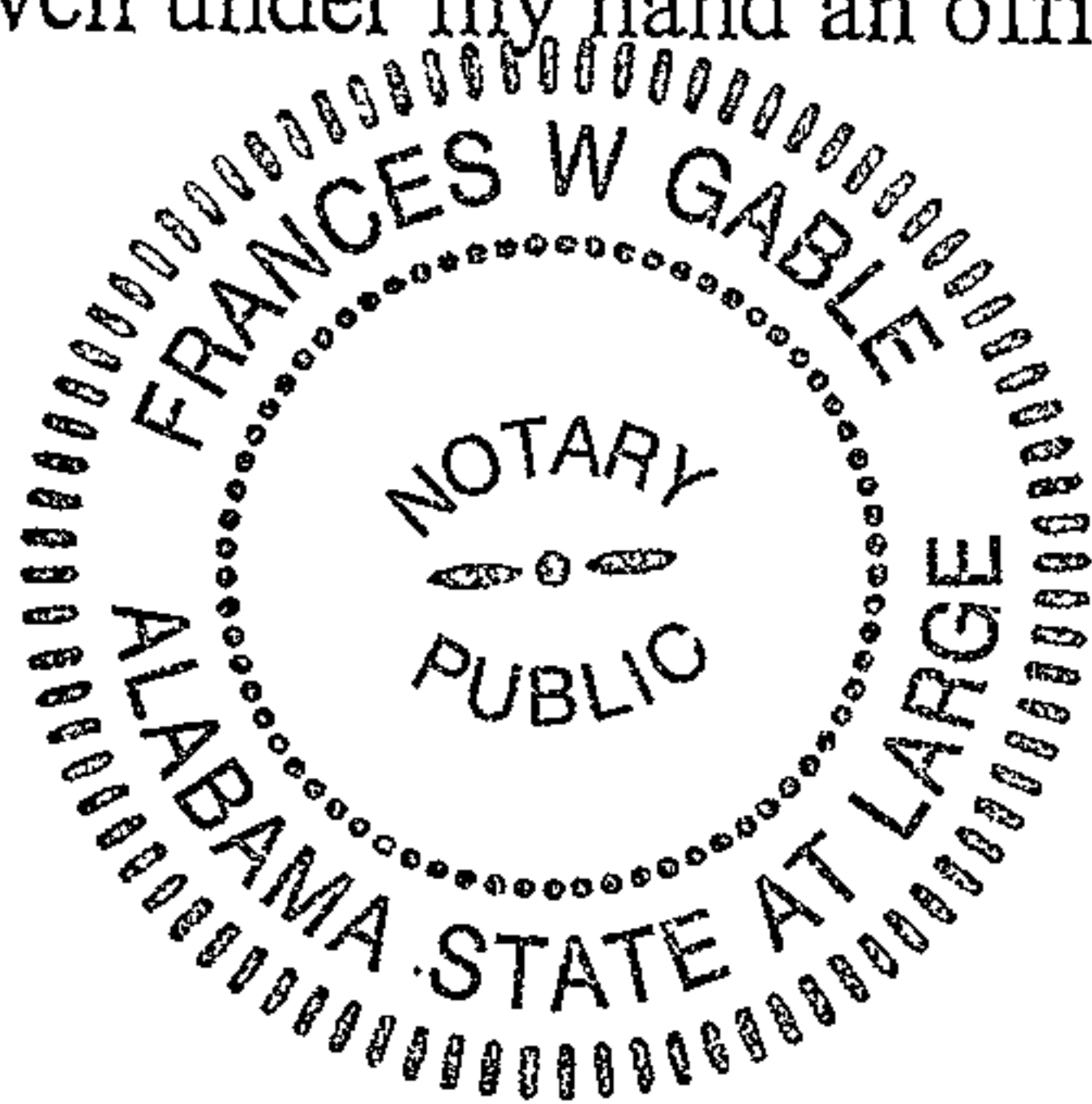

TERRY LEE YARBROUGH


JANIE G. YARBROUGH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **CHARLES NELSON GRICE, ANNISA M. GRICE, TERRY LEE YARBROUGH and JANIE G. YARBROUGH** 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 and official seal this 1st day of September, 2017




Notary Public Frances W. Gable



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/28/2017 08:43:26 AM
 \$211.00 JESSICA
 20171228000461150

Real Estate Sales Validation Form

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

Grantor's Name	Charles Nelson Grice, Annisa M Grice, *	Grantee's Name	Charles Nelson Grice & Annisa M Grice
Mailing Address	1014 Grande View Pass Maylene, AL 35114	Mailing Address	1014 Grande View Pass Maylene, AL 35114
Property Address	1014 Grande View Pass Maylene, AL 35114	Date of Sale	09/01/2017
		Total Purchase Price \$	0.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	187,550.00

*Terry Lee Yarbrough, and Janie G. Yarbrough

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 County Assessor |
| ☐ 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 11/1/2017

Print Brian Kester

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1