

2018010300002760
01/03/2018 01:19:55 PM
QCDEED 1/4

Commitment Number: 22926361

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
13 7 26 2 001 001.011

QUITCLAIM DEED

Roderick Hughley, (whose mailing address is **3631 Cedar Brook Dr. Apt. F Birmingham, AL 35216**) and Prudence Hughley, (whose mailing address is **128 HEATHER RIDGE DRIVE, PELHAM, AL 35124**), who were formerly a married couple but are now divorced, as per Case No.: DR-2016-900542.00 In The Circuit Court of Jefferson County, Alabama, Filed on May 23, 2016, and are both unmarried persons, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Prudence Hughley, single, hereinafter grantee, whose tax mailing address is **128 HEATHER RIDGE DRIVE, PELHAM, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 25, according to the Survey of Heather Ridge, as Recorded in Map Book 17, Page 22 in the Probate Office of Shelby County, Alabama. Source of Title: Deed Instrument no. 20060302000099580 Assessor's Parcel No: 13 7 26 2 001 001.011

Property Address is: 128 HEATHER RIDGE DRIVE, PELHAM, AL 35124

Prior instrument reference: **20060302000099580**

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.

Executed by the undersigned on December 202017:

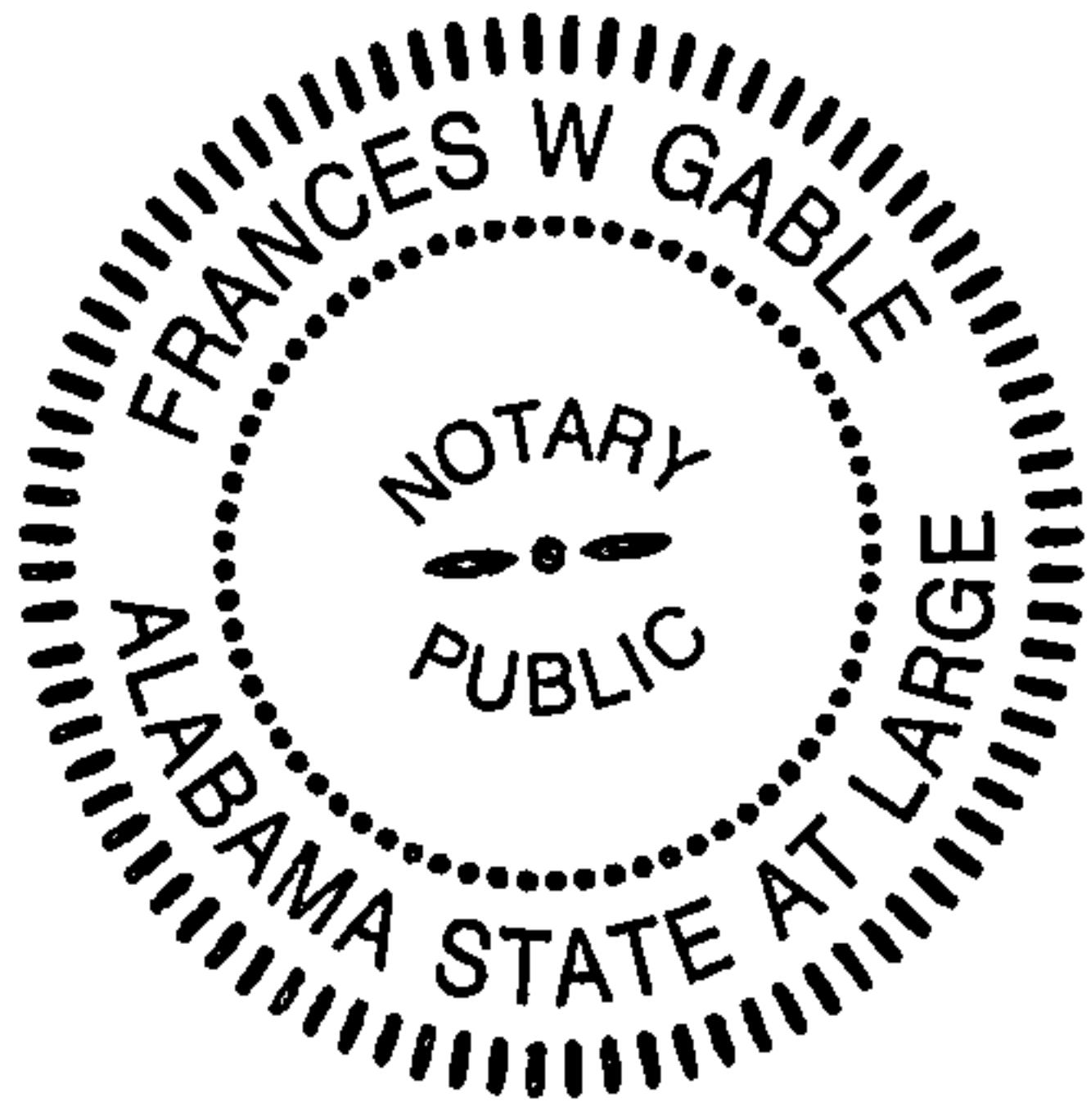
Prudence Hughley
Prudence Hughley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Prudence Hughley** 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 20th day of December 2017

Frances W. Gable
Notary Public



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 grantee forever.

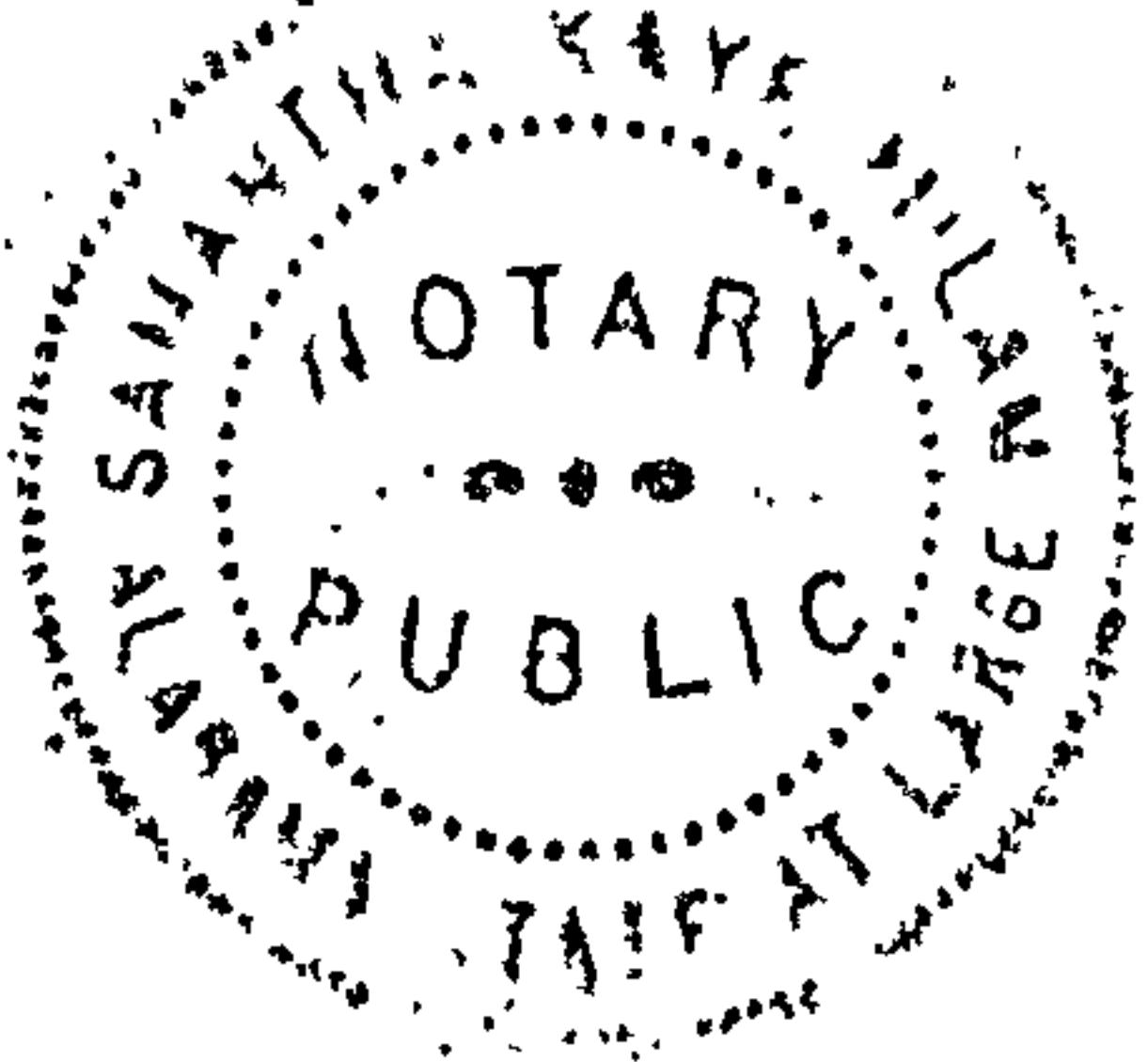
Executed by the undersigned on 12/19, 2017:

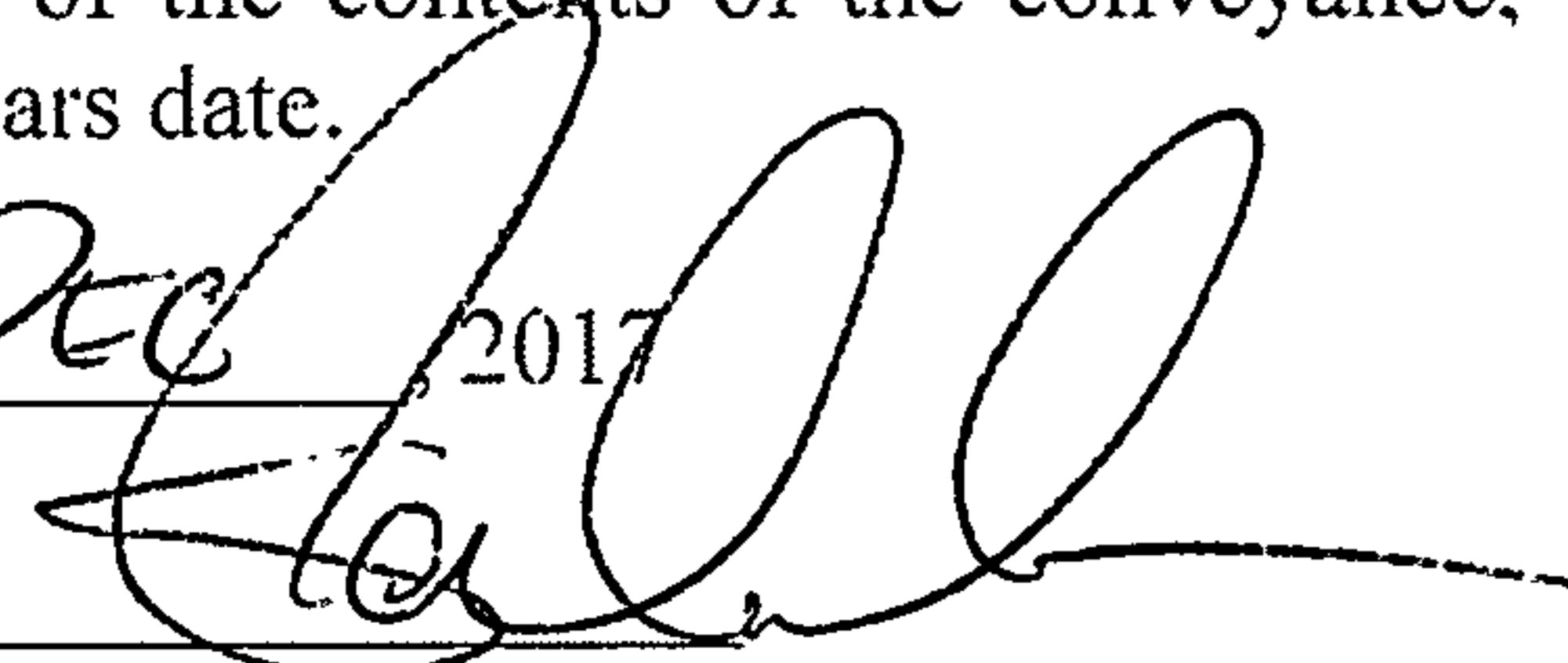
Roderick Hughley
Roderick Hughley

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Roderick Hughley** 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 19th day of Dec, 2017

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Roderick Hughley and Prudence Hughley
Mailing Address 128 HEATHER RIDGE DRIVE, PELHAM, AL 35124

Property Address 128 HEATHER RIDGE DRIVE, PELHAM, AL 35124

Grantee's Name Prudence Hughley
Mailing Address 128 HEATHER RIDGE DRIVE, PELHAM, AL 35124

Date of Sale 12/20/2017
Total Purchase Price 1.00
or
Actual Value \$
or
Assessor's Market Value \$224,298.00 / 2 = \$112,149.00

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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 12-20-17

Print Prudence Hughley

Unattested

Sign Prudence Hughley

(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
01/03/2018 01:19:55 PM
S136.50 CHERRY
20180103000002760