

20180129000030160
01/29/2018 02:23:37 PM
QCDEED 1/3

Commitment Number: 23264964

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
093070001008002

QUITCLAIM DEED

Tammy J. Mularski, A/K/A Tammy Mularski, grantor, a married man, whose mailing address is **61 Triple West Lane Birmingham, AL 35242**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Tammy Mularski and Greg K. Mularski**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **61 Triple West Lane Birmingham, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: A part of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, and run North 89 deg. 47 min. 51 sec. West for 180.00 feet to the point of beginning; thence continue North 89 deg. 47 min. 51 sec. West for 210.00 feet; thence North 24 deg. 10 min. 43 sec. East for 229.83 feet; thence South 89 deg. 47 min. 51 sec. East for 210.00 feet; thence South 24 deg. 10 min. 43 sec. West for 229.83 feet to point of beginning in the Probate office of Shelby County, Alabama, being situated in Shelby County, Alabama. Source of Title: Deed Instrument No. 20130702000270710

Property Address is: 61 Triple West Lane Birmingham, AL 35242

Prior instrument reference: **20130702000270710**

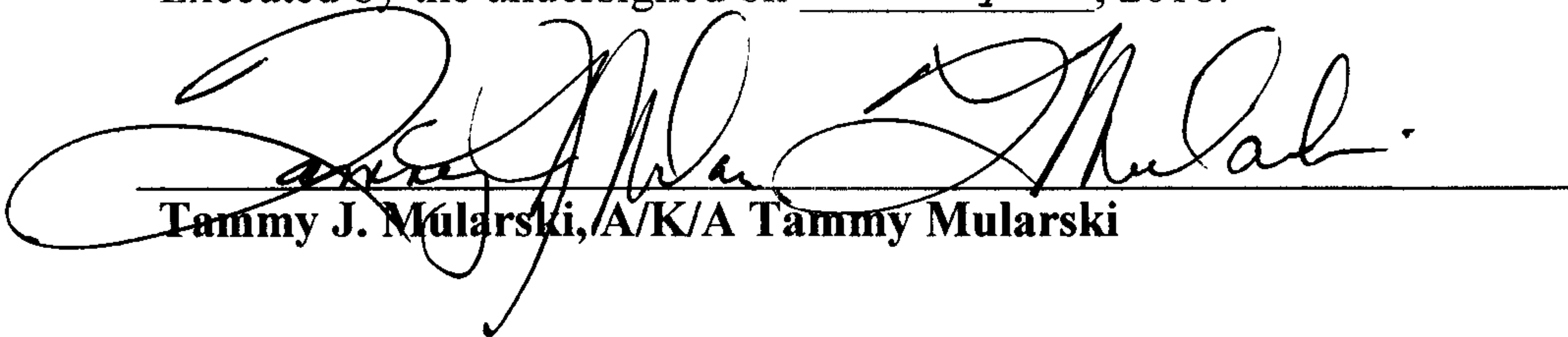
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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

Executed by the undersigned on January 20, 2018:

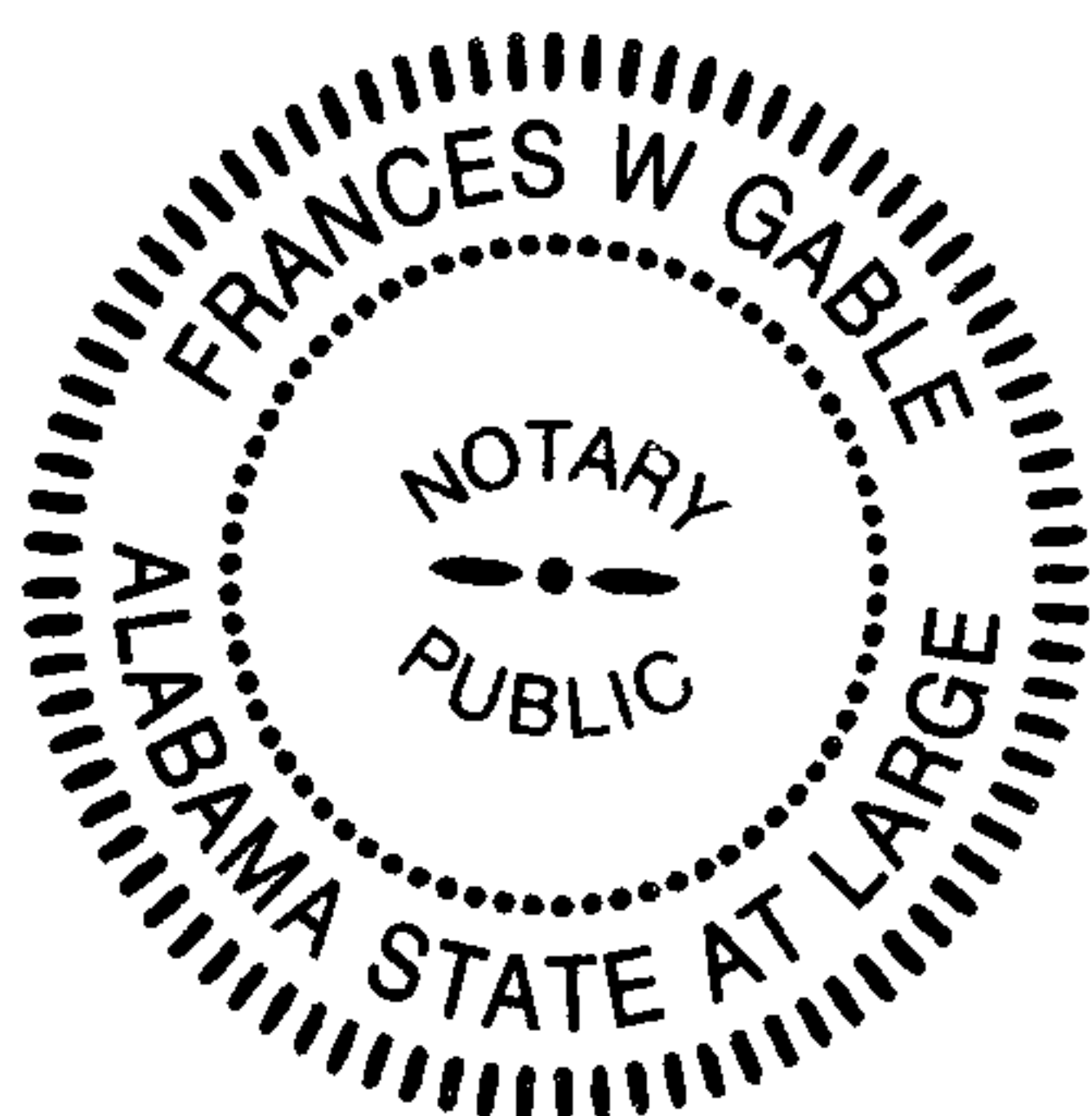


Tammy J. Mularski, A/K/A Tammy Mularski

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tammy J. Mularski, A/K/A Tammy Mularski** 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 January 2018





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 Tammy J. Mularski AKA Tammy Mularski
Mailing Address 61 Triple West Lane Birmingham, AL 35242

Grantee's Name Tammy Mularski and Greg K. Mularski
Mailing Address 61 Triple West Lane Birmingham, AL 35242

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Property Address 61 Triple West Lane Birmingham, AL 35242

Date of Sale 1-20-18

Total Purchase Price 1.00

or

Actual Value \$

or

Assessor's Market Value \$500,000.00 / 2 = \$250,000.00

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
☐ 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 1-20-18

Print Tammy Mularski

Unattested

Sign 

(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
01/29/2018 02:23:37 PM
\$271.00 CHERRY
20180129000030160

