

20180316000086180

03/16/2018 08:22:32 AM

QCDEED 1/3

Commitment Number: 18NL01706

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:

Nations Lending Services

9801 Legler Road

Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

14 9 29 0 000 001.012

18002213

QUITCLAIM DEED

JEFFERY FAGAN, WHO TOOK TITLE AS JEFFREY FAGAN and LATONIA S. FAGAN, HUSBAND AND WIFE, hereinafter grantors and also the grantees herein, whose tax-mailing address is **144 WEATHERLY WAY, PELHAM, AL 35124**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **JEFFERY FAGAN and LATONIA S. FAGAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter grantees, whose tax mailing address is **144 WEATHERLY WAY, PELHAM, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 131, ACCORDING TO THE SURVEY OF WEATHERLY, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 14, PAGE 73 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID NO: 14 9 29 0 000 001.012 BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED GRANTOR: CALRK W. BROWN AND CHRISTA C. BROWN, HUSBAND AND WIFE GRANTEE: JEFFREY FAGAN AND LATONIA S. FAGAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP DATED: 02/28/2006 RECORDED: 03/02/2006 DOC#/BOOK-PAGE: 20060302000098720 ADDRESS: 144 WEATHERLY WAY, PELHAM, AL 35124

Property Address is: 144 WEATHERLY WAY, PELHAM, AL 35124

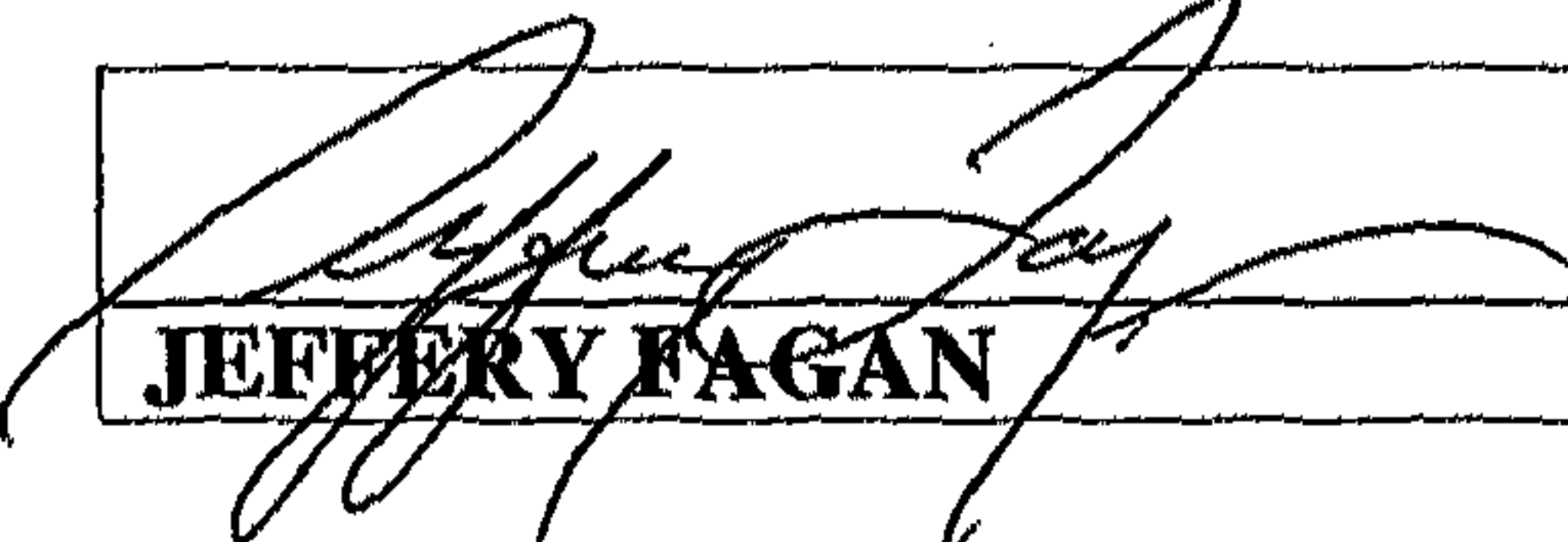
Prior instrument reference: _____

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.

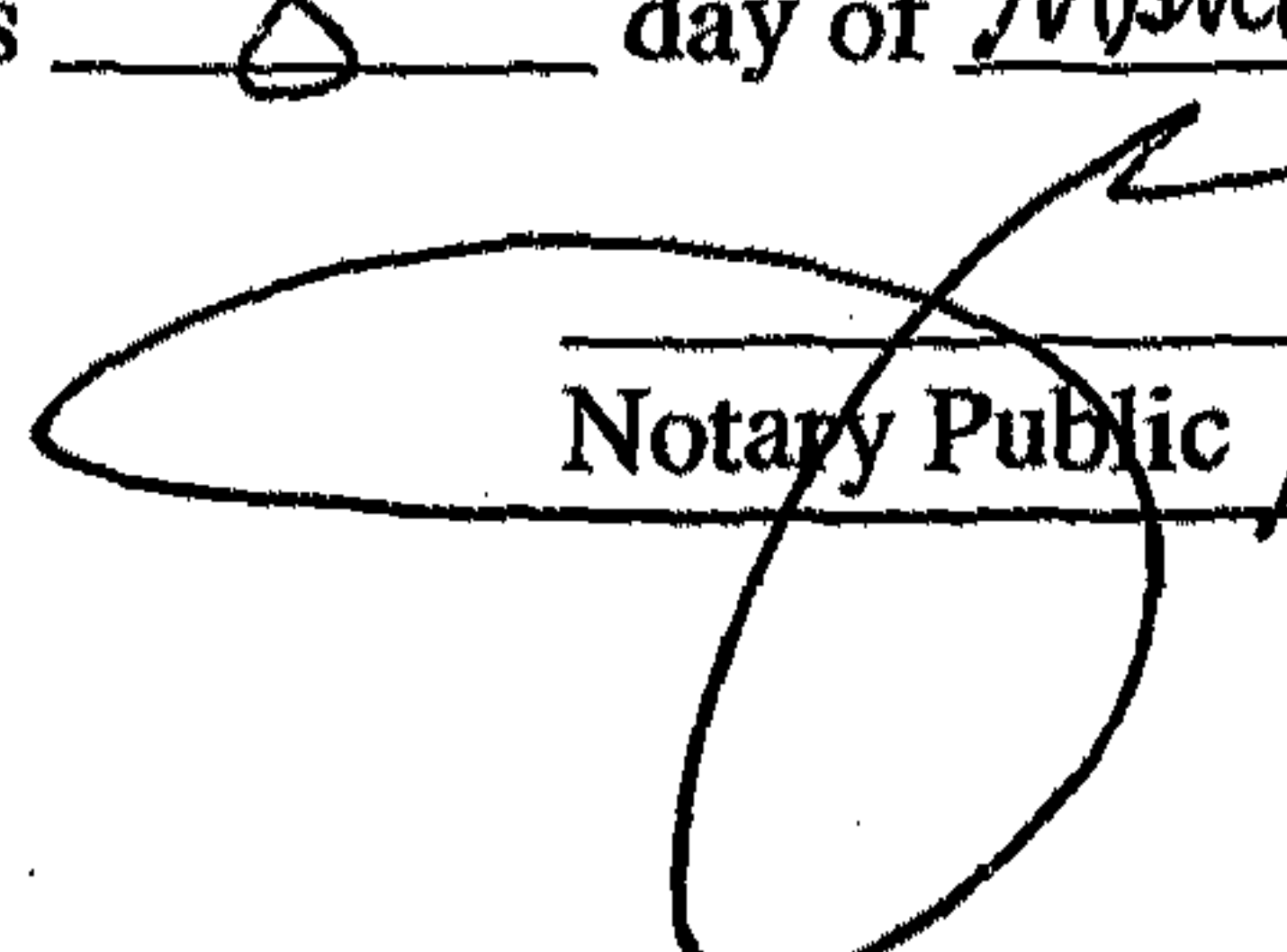
Executed by the undersigned on MARCH 8, 2018:

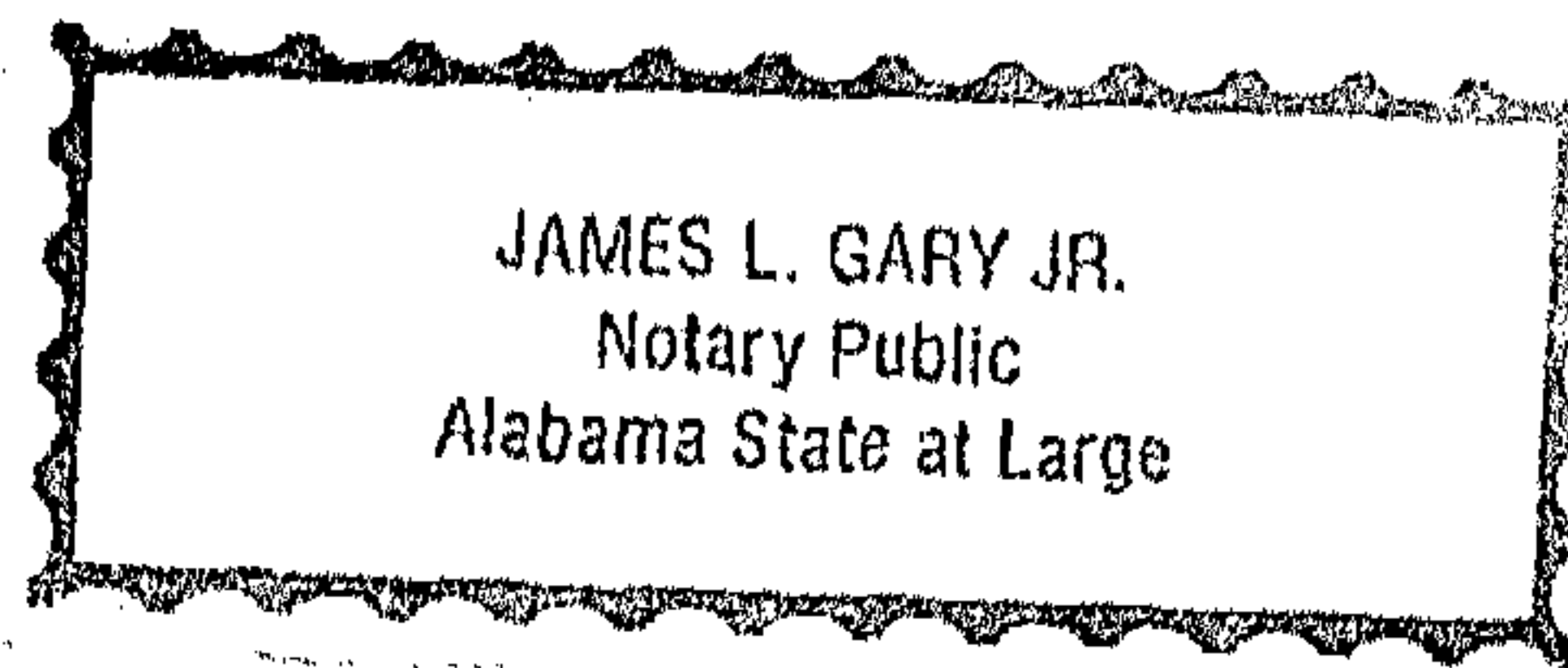
 JEFFERY FAGAN	 LATONIA S. FAGAN
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that JEFFERY FAGAN and LATONIA S. FAGAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date 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 an official seal this 8 day of MARCH, 2018

Notary Public  my Commission EXPIRES 7/22/19



Real Estate Sales Validation Form

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

Grantor's Name JEFFREY FAGAN and LATONIA S. FAGAN

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Grantee's Name JEFFERY FAGAN and LATONIA S. FAGAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Mailing Address 144 WEATHERLY WAY, PELHAM, AL 35124

Mailing Address 144 WEATHERLY WAY, PELHAM, AL 35124

Property Address 144 WEATHERLY WAY, PELHAM, AL 35124

Date of Sale

3/8/18

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$ \$367,672.16

(1/2 being \$183,836.08)

\$

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 Mar 2018

Print Jeffrey Fagan

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2018 08:22:32 AM
\$205.00 CHERRY
20180316000086180

James W. Fuhrmeister