

20180515000166780  
05/15/2018 09:51:19 AM  
QCDEED 1/4

Commitment Number: 23635237  
Seller's Loan Number: 0413180720

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**  
**10-6-14-0-004-050.000**

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### **QUITCLAIM DEED**

**Ashlee S. Moore, N/K/A Ashlee McClenny, (whose mailing address is 5325 Whisper Wood Drive, Hoover, AL 35226) and Chris Moore, A/K/A Donald Christopher Moore, (whose mailing address is 4340 Heritage View Road, Birmingham, AL 35242), who were formerly a married couple but are now divorced, as per Case No.: 58-DR-2015-900054.00 In The Circuit Court of Shelby County, Alabama, Filed on July 9, 2015, and are both unmarried persons, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Donald Christopher Moore, unmarried, hereinafter grantee, whose tax mailing address is 4340 Heritage View Road, Birmingham, AL 35242, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:**

**Lot 52, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A and B, in the Probate Office of Shelby County, Alabama. Source of Title: Deed Instrument No. 20030725000476340**

**Property Address is: 4340 Heritage View Road, Birmingham, AL 35242**

**Prior instrument reference: 20030725000476340**

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

Executed by the undersigned on April 20, 2018:

Ashlee S. Moore, N/K/A Ashlee McClenny  
Ashlee S. Moore, N/K/A Ashlee McClenny

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Ashlee S. Moore, N/K/A Ashlee McClenny** 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 April, 2018

Frances W. Gable  
Notary Public



20180515000166780 05/15/2018 09:51:19 AM QCDEED 3/4  
Executed by the undersigned on April 25, 2018:

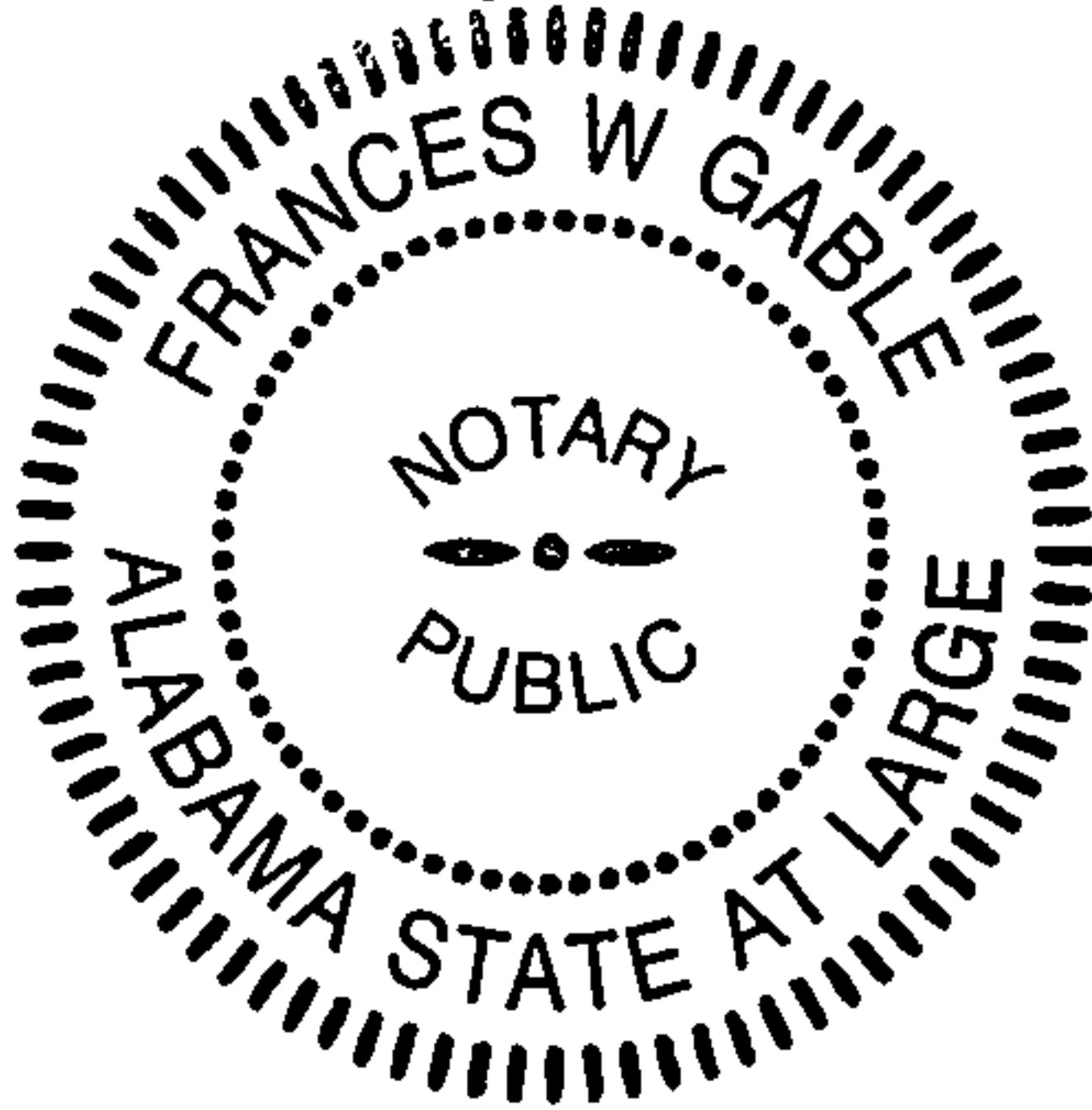
Chris Moore A/K/A Donald Christopher Moore

Chris Moore, A/K/A Donald Christopher Moore

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Chris Moore, A/K/A Donald Christopher Moore** 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 25th day of April, 2018



Frances W. Gable  
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	Ashlee S. Moore N/K/A Ashlee McClenny and Chris Moore A/K/A Donald Christopher Moore	Grantee's Name	Donald Christopher Moore
Mailing Address	4340 Heritage View Road, Birmingham, AL 35242	Mailing Address	4340 Heritage View Road, Birmingham, AL 35242
Property Address	4340 Heritage View Road, Birmingham, AL 35242	Date of Sale	
		Total Purchase Price	\$1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$241,500.00
			(deed tax based on 1/2 value) <b>IS</b> <b>\$120,750.00</b>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Shelby County Tax Assessor
<input type="checkbox"/> 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 4-25-18

Print Donald Christopher Moore

Unattested

Sign

*Donald Christopher Moore*

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded (verified by)  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/15/2018 09:51:19 AM  
\$147.00 JESSICA  
20180515000166780

*Jessica*