

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
4097 Helena Road, Ste. A
P.O. BOX 548
Helena, AL 35080
(205) 624-3367

SEND TAX NOTICE TO:
Patrick and Brenda Rimmer
4736 Hollow Lane
Helena, AL 35080

QUITCLAIM DEED WITH SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten-Dollars (\$10.00), and for other good and valuable consideration provided **PATRICK C. RIMMER** (hereinafter called the "Grantor"), the receipt whereof is hereby acknowledged, said Grantor hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **PATRICK C. RIMMER** and **BRENDA RIMMER**, a married couple, as joint tenants with right of survivorship, (hereinafter called the "Grantees"), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, to wit:

LOT 70 ACCORDING TO THE SURVEY OF BRIDLEWOOD PARC SECTOR THREE AS RECORDED IN MAP BOOK 20 PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

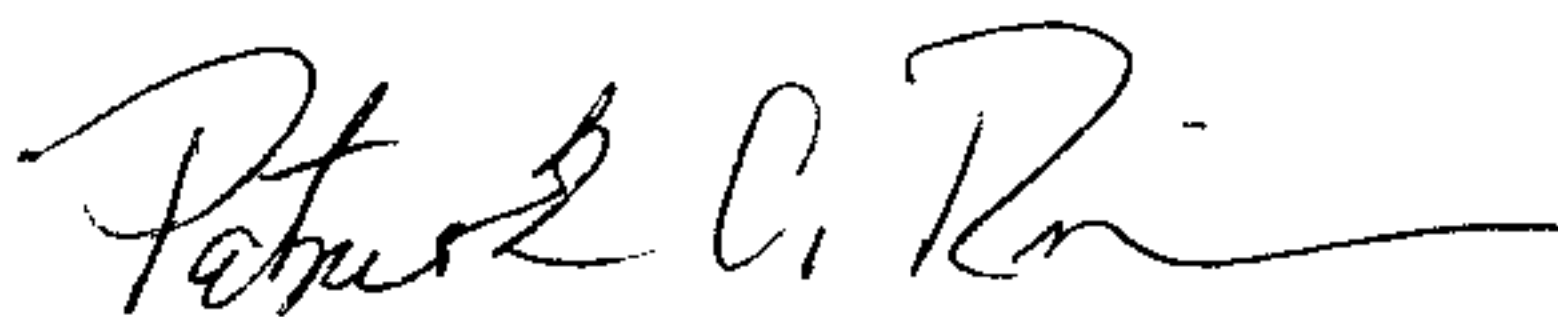
1. AD VALOREM TAXES DUE.
2. 20 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES AS RECORDED AT 1995-7346.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD UNDER INSTRUMENT 1995-21910.
5. EASEMENT AND RIGHTS OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED UNDER INSTRUMENT 1997-15365.
6. A MORTGAGE ON SAID PROPERTY HELD BY DITECH MORTGAGE.

TO HAVE AND TO HOLD unto said GRANTEES, as joint tenants, with right or survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said

premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, PATRICK C. RIMMER, has set his hand, seal and signature this the 26 day of November, 2018.

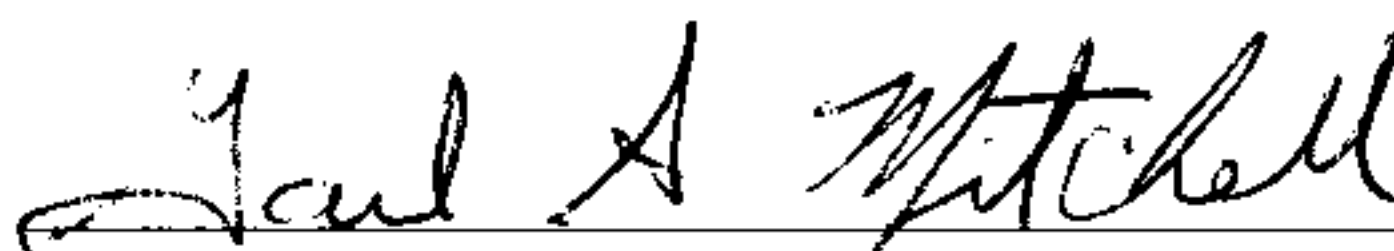


PATRICK C. RIMMER
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, PATRICK C. RIMMER, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 26 day of November, 2018.

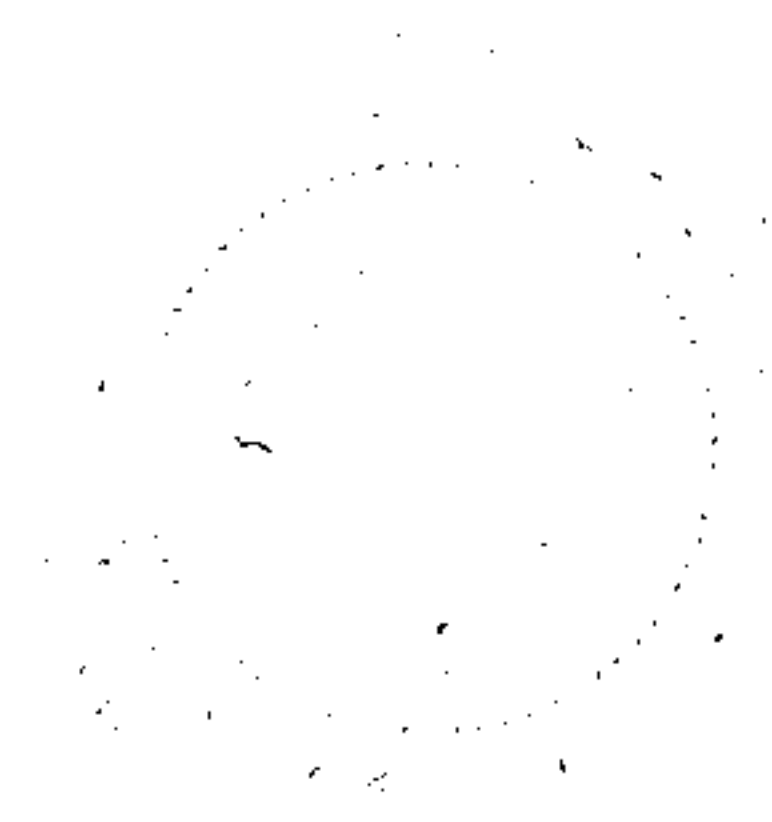


NOTARY PUBLIC

My Commission Expires:

12/20/18


20181203000421930 2/3 \$103.00
Shelby Cnty Judge of Probate, AL
12/03/2018 11:39:28 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Patrick C. Rimmer
Mailing Address 4736 Hollow Lane
Helena, AL 35080

Grantee's Name Patrick And Brenda Rimmer
Mailing Address 4736 Hollow Lane
Helena, AL 35080

Property Address 4736 Hollow Lane
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 163,300 (2018)

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) 12 = 81,650

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other TAX valuation ATTACHED
☐ 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).

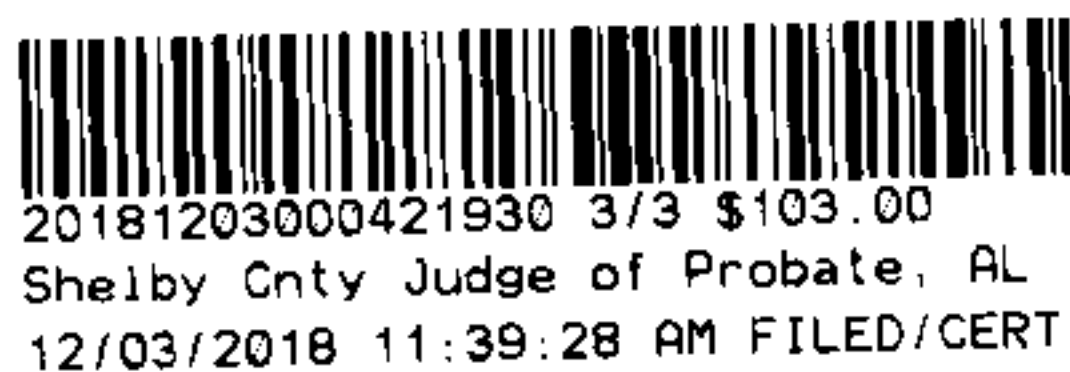
Date 11/27/18

Print H. Emmanuel Scurro, Jr.

☐ Unattested _____
(verified by)

Sign H. Emmanuel Scurro, Jr.
(Grantor/Grantee/Owner/Agent) circle one

eForms



Form RT-1