

20181211000430820
12/11/2018 09:20:46 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1185804AL

MAIL TAX STATEMENTS TO:
Leslie Nicholson
310 Tanglewood Circle
Alabaster, AL 35007

THIS DOCUMENT PREPARED BY:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 23 7 25 2 003 029.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 20 day of November, 2018, by and between **Leslie Nicholson, a married man, as sole owner, joined in execution by his spouse Lisa Nicholson, a mailing address of 310 Tanglewood Circle, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and Leslie Nicholson, a married man, a mailing address of 310 Tanglewood Circle, Alabaster, AL 35007, hereinafter referred to as Grantee(s).**

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 310 Tanglewood Circle, Alabaster, AL 35007

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 20131028000424690, Recorded: 10/28/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Leslie Nicholson
Leslie Nicholson

Lisa Nicholson
Lisa Nicholson

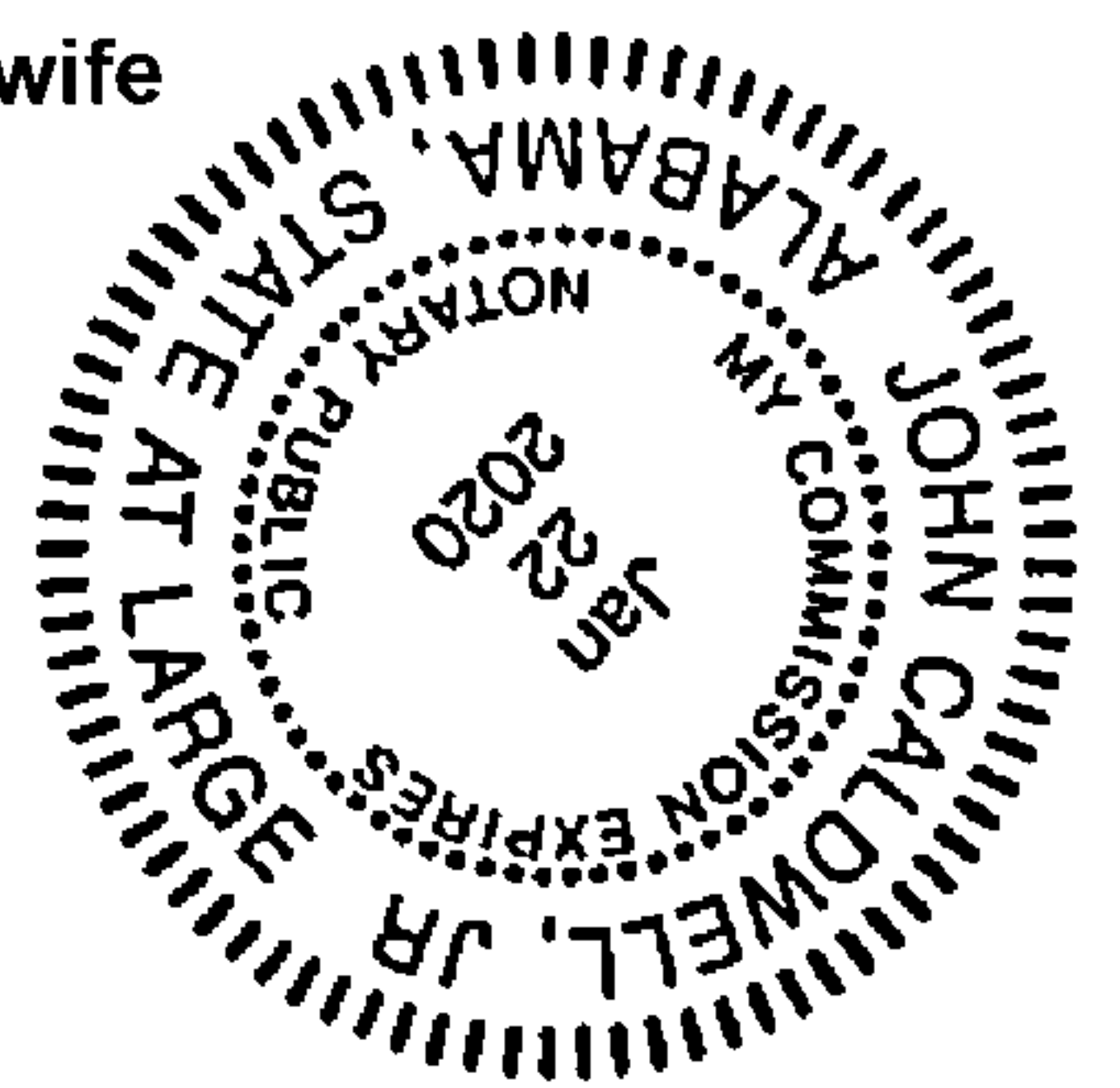
Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Leslie Nicholson and Lisa Nicholson***, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date. *husband and wife

Given under my hand and seal this the 20 day of November 2018

John Caldwell, Jr
NOTARY PUBLIC
My commission expires: 04/27/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LOT 29, ACCORDING TO THE SURVEY OF FINAL PLAT OF TANGLEWOOD BY THE CREEK.
AS RECORDED IN MAP BOOK 35, PAGE 36, SHELBY COUNTY, ALABAMA RECORDS.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA.

PARCEL ID NUMBER: 23 7 25 2 003 029.000

PROPERTY COMMONLY KNOWN AS: 310 TANGLEWOOD CIRCLE, ALABASTER, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Leslie Nicholson
 Mailing Address Lisa Nicholson
310 Tanglewood Circle
Alabaster, AL 35007

Grantee's Name Leslie Nicholson
 Mailing Address 310 Tanglewood Circle
Alabaster, AL 35007

Property Address 310 Tanglewood Circle
Alabaster, AL 35007

Date of Sale 11-20-18
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 207,570.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/11/2018 09:20:46 AM
 \$128.00 CHERRY
 20181211000430820

Alisa S. Beyl

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 *1/2 the value = \$103,785.00*
 Other Refinance

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 11/20/18

Print Leslie Nicholson

Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one