

20181213000436470
12/13/2018 02:59:56 PM
QCDEED 1/3

Return to after recordation: LenderLive Settlement Services, LLC

515-327-783

1044 Main Street Suite 600 Kansas City, MO 64105

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KAREN WALTERS HARDY, married, whose mailing address is 125 Squire Drive, Helena, AL 35080, hereinafter referred to as "Grantor"

and

KAREN WALTERS HARDY and JAMES STALLINGS HARDY, wife and husband, whose mailing address is 125 Squire Drive, Helena, AL 35080, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 37, according to the Survey of Falliston, Sector 3, Phase 1, as recorded in Map Book 20, Page 140, Shelby County, Alabama.

Being the same property conveyed to the Grantor herein by Deed recorded February 29, 2012 as Instrument Number 20120229000070970, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 3rd day of DECEMBER, 20 18.


KAREN WALTERS HARDY

STATE OF ALABAMA

COUNTY OF SHALBURY

I, the undersigned Notary Public in and for said County and State, hereby certify that KAREN WALTERS HARDY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 3rd day of DECEMBER, 20 18.


Notary Public

Print Name

My Commission expires:

JUN 22, 2019

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

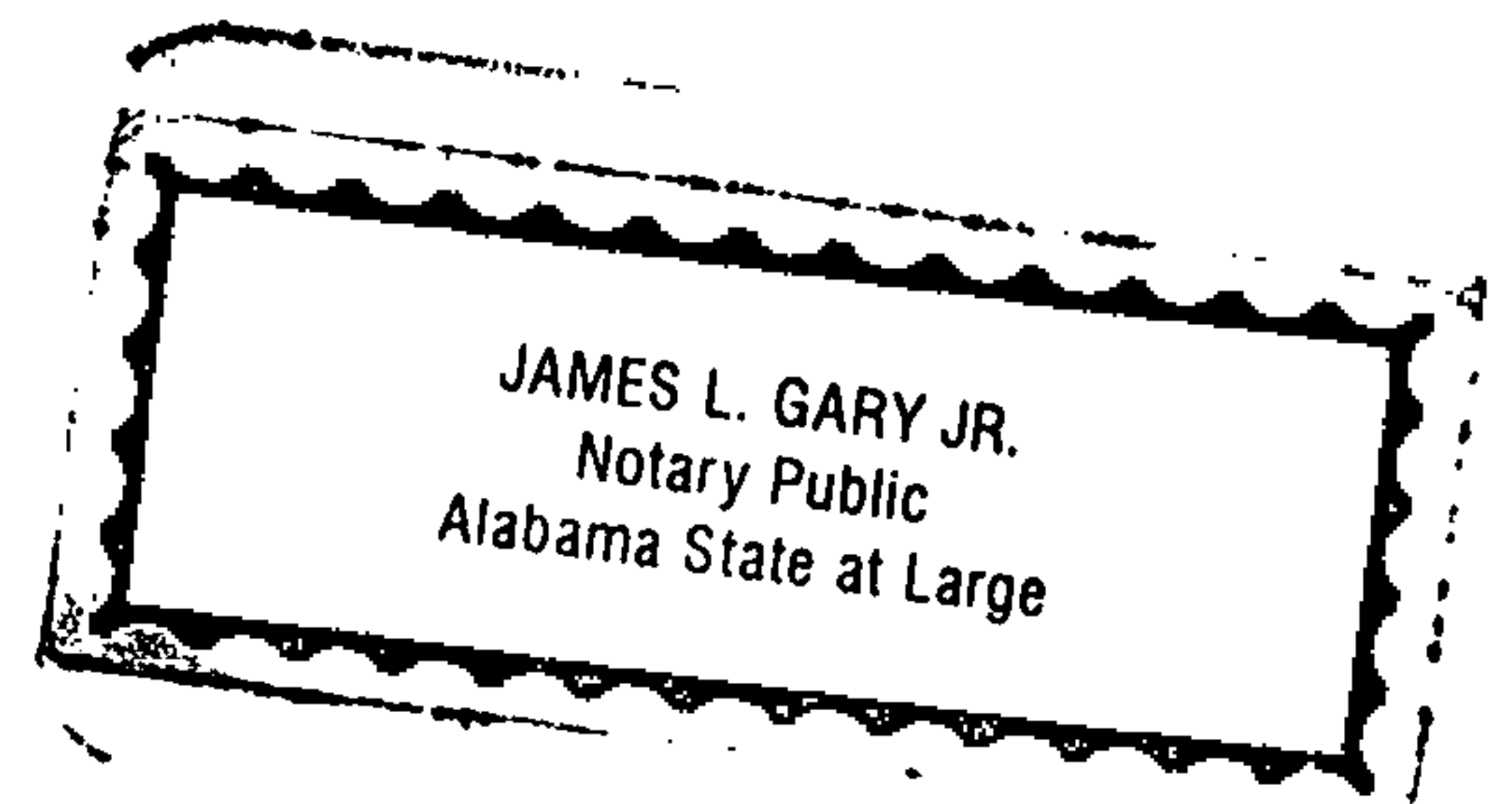
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:

Karen Walters Hardy, 125 Squire Drive, Helena, AL 35080

Grantee's address:

Karen Walters Hardy and James Stallings Hardy, 125 Squire Drive, Helena, AL 35080



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Karen Walters Hardy
 Mailing Address 125 Squire Dr.
Helena, AL 35080

Grantee's Name Karen & James Hardy
 Mailing Address 125 Squire Dr.
Helena, AL 35080

Property Address 125 Squire Dr.
Helena, AL 35080

Date of Sale _____
 Total Purchase Price \$ ~~40.00~~



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2018 02:59:56 PM
 S110.50 CHERRY
 20181213000436470

Alex S. Bayl

or
 Actual Value \$ 89,500.00 ¹/₂

or
 Assessor's Market Value \$ 178,700.00

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 QuitClaim Deed

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 12-3-18

Print Karen Walters Hardy

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one