

20190117000019120
01/17/2019 12:47:28 PM
QCDEED 1/4

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:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 231434

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID: 13 8 27 1 002 031.000

QUITCLAIM DEED

Exempt from recordation tax. Ala. Code Sec. 40-22-1 (b)(2)

Jacqueline M. Moore, known now as Jacqueline M. Lucas and Leroy E. Lucas, wife and husband, hereinafter grantors, whose tax-mailing address is 6031 VALE HOLLOW RD, HELENA, AL 35080, for \$0.01 (Zero Dollars and One Cents) in consideration paid, grant and quitclaim to Jacqueline M. Lucas and Leroy E. Lucas, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, hereinafter grantees, whose tax mailing address is 6031 VALE HOLLOW RD, HELENA, AL 35080, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: Being the same property as conveyed from Jay J. Modi and Shetal J. Modi, husband and wife to Jacqueline M. Moore and Leroy E. Lucas, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple as set forth in Deed Instrument #20050630000326210 dated 06/29/2005, recorded 06/30/2005, SHELBY County, ALABAMA.

Executed by the undersigned on JANUARY 10, ~~2018~~ ²⁰¹⁹
~~Jacqueline M. Moore known~~
now as Jacqueline M.
Lucas

**Jacqueline M. Moore known now as
Jacqueline M. Lucas**

Leroy E. Lucas
Leroy E. Lucas

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jacqueline M. Moore known now as Jacqueline M. Lucas and Leroy E. Lucas** 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

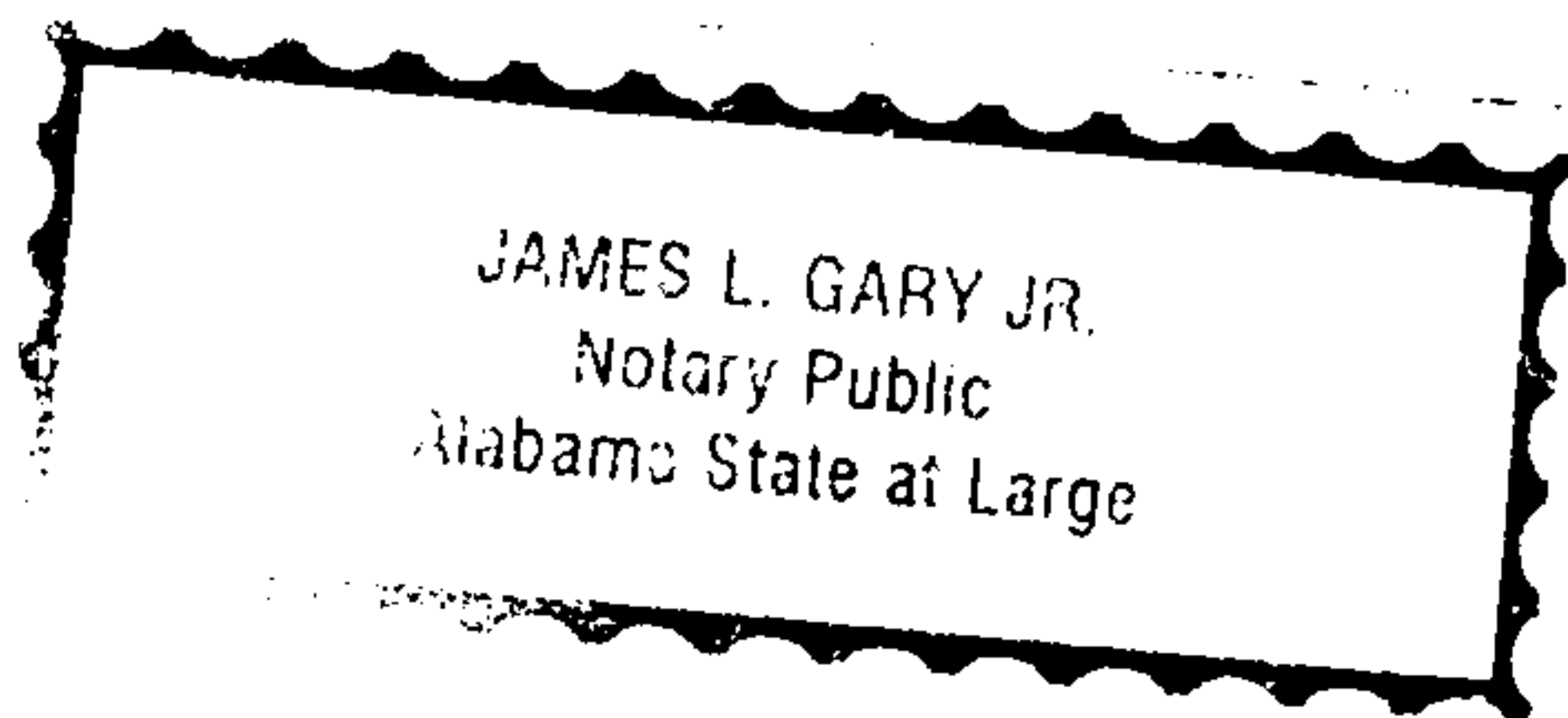
10th

day of

JANUARY, ~~2018~~ ²⁰¹⁹

my commission expires 7/22/19

Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 31, according to the Survey of Woodvale Subdivision, as recorded in Map Book 12 page 21 and 22, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Tax ID: 13 8 27 1 002 031.000

PROPERTY ADDRESS 6031 VALE HOLLOW RD, 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 Jacqueline M. Moore and Leroy E. LucasMailing Address 6031 VALE HOLLOW RD,
HELENA, AL 35080Grantee's Name Jacqueline M. Lucas and Leroy E. LucasMailing Address 6031 VALE HOLLOW RD,
HELENA, AL 35080Property Address 6031 VALE HOLLOW RD,
HELENA, AL 35080

Date of Sale _____

Total Purchase Price 0.01

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 1/10/2019Print Jacqueline M. Moore

Unattested

Sign Jacqueline M. Moore
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/17/2019 12:47:28 PM
 \$26.00 CHARTER
 20190117000019120

Allen S. Byrd