

20190503000149620
05/03/2019 03:23:53 PM
QCDEED 1/4

After Recording Return &
Mail Tax Statements To:

Annagrace Baldwin
513 Thorn Berry Ln
Birmingham, AL 35242

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-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 10 1 11 0 009 048.000
File #: AL504061

QUITCLAIM DEED

“100% of the Deed consideration is being paid by the mortgage”

KNOW ALL MEN BY THESE PRESENTS, We, ANNAGRACE BALDWIN f/k/a ANNAGRACE BAKER a married woman herein joined by her spouse PATRICK BALDWIN, whose address is 513 Thorn Berry Ln, Birmingham, AL 35242, (hereinafter called Grantor), for and in consideration of the sum of ZERO and 00/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to ANNAGRACE BALDWIN, married, whose address is 513 Thorn Berry Ln, Birmingham, AL 35242, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 10 1 11 0 009 048.000
Commonly known as: 513 Thorn Berry Ln, Birmingham, AL 35242

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 20th day of April, 2019.

WITNESSES:

[Signature]

Witness

Mark Dennis

Print Name

[Signature]

Witness Pamela Denise Williams

Annagrace Baldwin f/k/a

Annagrace Baker

ANNAGRACE BALDWIN f/k/a

ANNAGRACE BAKER

[Signature]

PATRICK BALDWIN

Witness

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNAGRACE BALDWIN f/k/a ANNAGRACE BAKER and PATRICK BALDWIN 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 20th day of April, 2019.

PAMELA DENISE WILLIAMS
Notary Public
Alabama State at Large

[Signature]

NOTARY PUBLIC Pamela Denise Williams

My Commission Expires: May 1, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

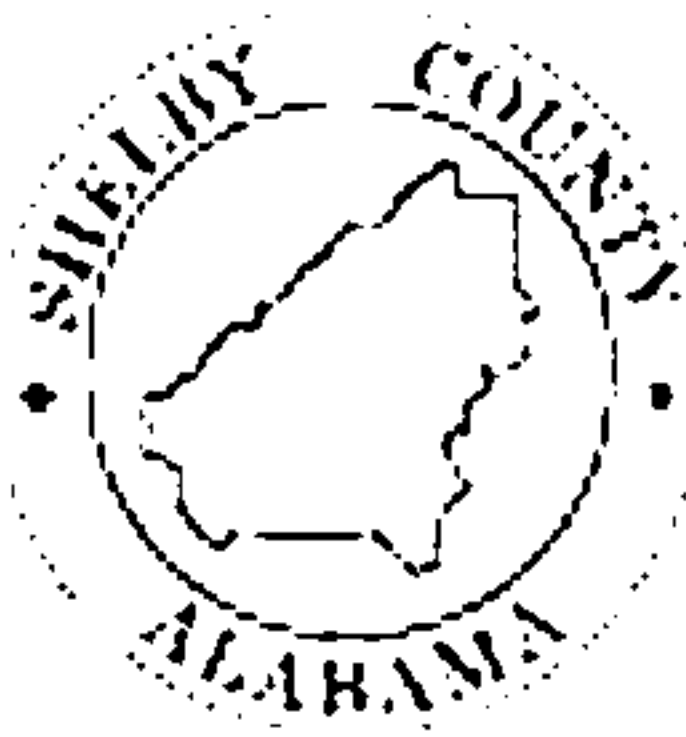
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to wit:

Lot 48, according to the Survey of THORN BERRY SUBDIVISION, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama.

Commonly Known As: 513 THORN BERRY Lane, Birmingham, AL 35242
Parcel ID: 10 1 11 0 009 048.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 03:23:53 PM
\$161.00 JESSICA
20190503000149620

Allen S. Bayl

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Real Estate Sales Validation Form

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

Grantor's Name Annagrace Baldwin fka
Mailing Address Annagrace Baker & Patrick
Baldwin, 513 Thorn Berry Ln
Birmingham, AL 35242

Grantee's Name Annagrace Baldwin
Mailing Address 513 Thorn Berry Ln
Birmingham, AL 35242

Property Address 513 Thorn Berry Ln
Birmingham, AL 35242

Date of Sale 4.20.19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 271,900 (x 1/2 = 135,950)

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 4.20.19

Print AnnaGrace Baldwin

Unattested

Sign

Annagrace Baldwin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1