

20190702000237990
07/02/2019 03:35:19 PM
QCDEED 1/4

After Recording Return:)
Netco, Inc.)
215 Chesterfield Business Parkway, Suite B)
Chesterfield, MO 63005)

Mail Tax Statements To:)
Dustin S. Maner & April L. Maner)
134 Victory Trail)
Pelham, AL 35124)
)
)

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13 1 11 4 003 001.018
File #: NAL-1304378

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, APRIL L. MANER, a/k/a APRIL MANER and DUSTIN S. MANER, a/k/a DUSTIN MANER, wife and husband, whose address is 134 Victory Trail, Pelham, AL 35124, (hereinafter called Grantors), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to DUSTIN S. MANER and APRIL L. MANER, husband and wife, as joint tenants with rights of survivorship, whose address is 134 Victory Trail, Pelham, AL 35124, (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: 13 1 11 4 003 001.018
Commonly known as: 134 Victory Trail, Pelham, AL 35124

***The purpose of recording this deed is to add borrowers middle initials to match lenders FHA Certificate.**

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 14 day of June, 2019.

WITNESSES:

Witness

Print Name

Witness

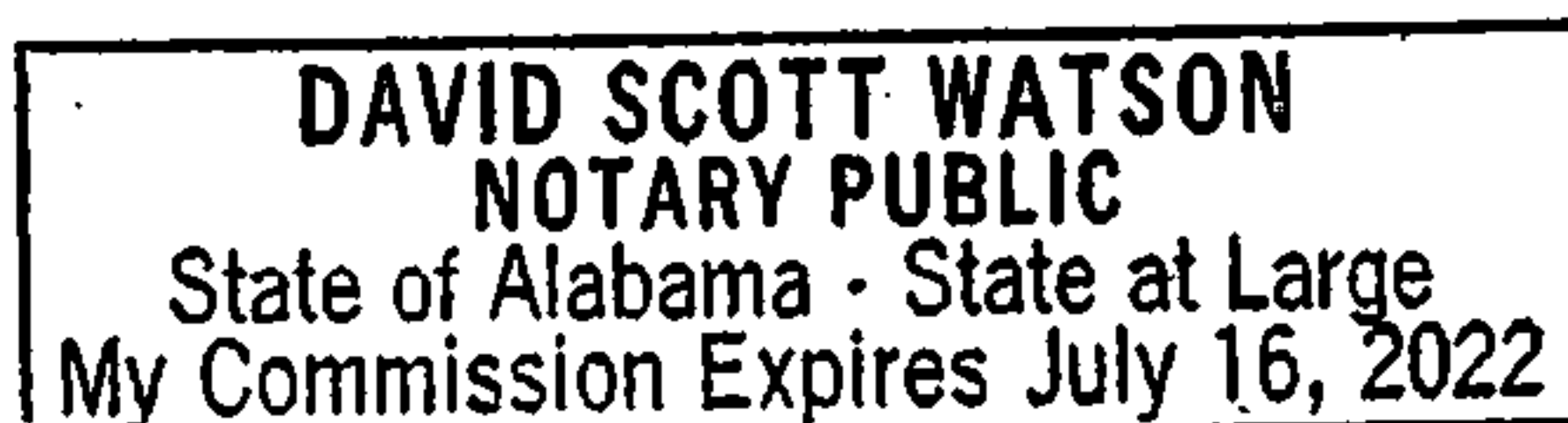
Witness

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that APRIL L. MANER, a/k/a APRIL MANER and DUSTIN S. MANER, a/k/a DUSTIN MANER, 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 14 day of June, 2019.



[Signature]
NOTARY PUBLIC
My Commission Expires: June
July 16, 2022 PSW

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

LOT 18, ACCORDING TO THE SURVEY OF PANTHER RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel Number: 13 1 11 4 003 001.018

Property Address: 134 Victory Trail, Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressDustin Maner and April Maner
134 Victory Trail
Pelham, AL 35124Grantee's Name
Mailing AddressDustin S. Maner and April Maner
134 Victory Trail
Pelham, AL 35124

Property Address

134 Victory Trail
Pelham, AL
35124

Date of Sale

6/14/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 292,400.00

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 Assessor's Website

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 6-14-2019

Print

Dustin Maner and April Maner

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 03:35:19 PM
\$26.00 CHARITY
20190702000237990

Alicia S. Boyd

Form RT-1