

20190814000295190
08/14/2019 12:30:25 PM
CORDEED 1/3

Commitment Number: 19NL25607

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:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
36-2-09-1-001-026.000

19037800

QUITCLAIM DEED

Corrective Deed: To correct spelling of grantor's name

Debra Green and Alonzo Green, wife and husband, hereinafter grantors, whose tax-mailing address is **345 WADE DR., MONTEVALLO, AL 35115**, for \$ 1.00 (One Dollar and No Cents) in consideration paid, grant and quitclaim to **Debra Green and Alonso Green**, wife and husband, hereinafter grantees, whose tax mailing address is **345 WADE DR., MONTEVALLO, AL 35115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOTS 12 AND 13, IN BLOCK 2, ACCORDING TO THE MAP OF WILMONT GARDENS SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TAX ID NO: 36-2-09-1-001-026.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED GRANTOR: DEBRA GREEN AND ALONZO GREEN, WIFE AND HUSBAND GRANTEE: DEBRA GREEN AND ALONZO GREEN, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP DATED: 07/26/2004 RECORDED: 08/23/2004 DOC#/BOOK-PAGE: 20040823000468970 ADDRESS: 345 WADE DR, MONTEVALLO, AL 35115

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on July 24, 2019:

Debra Green
Debra Green

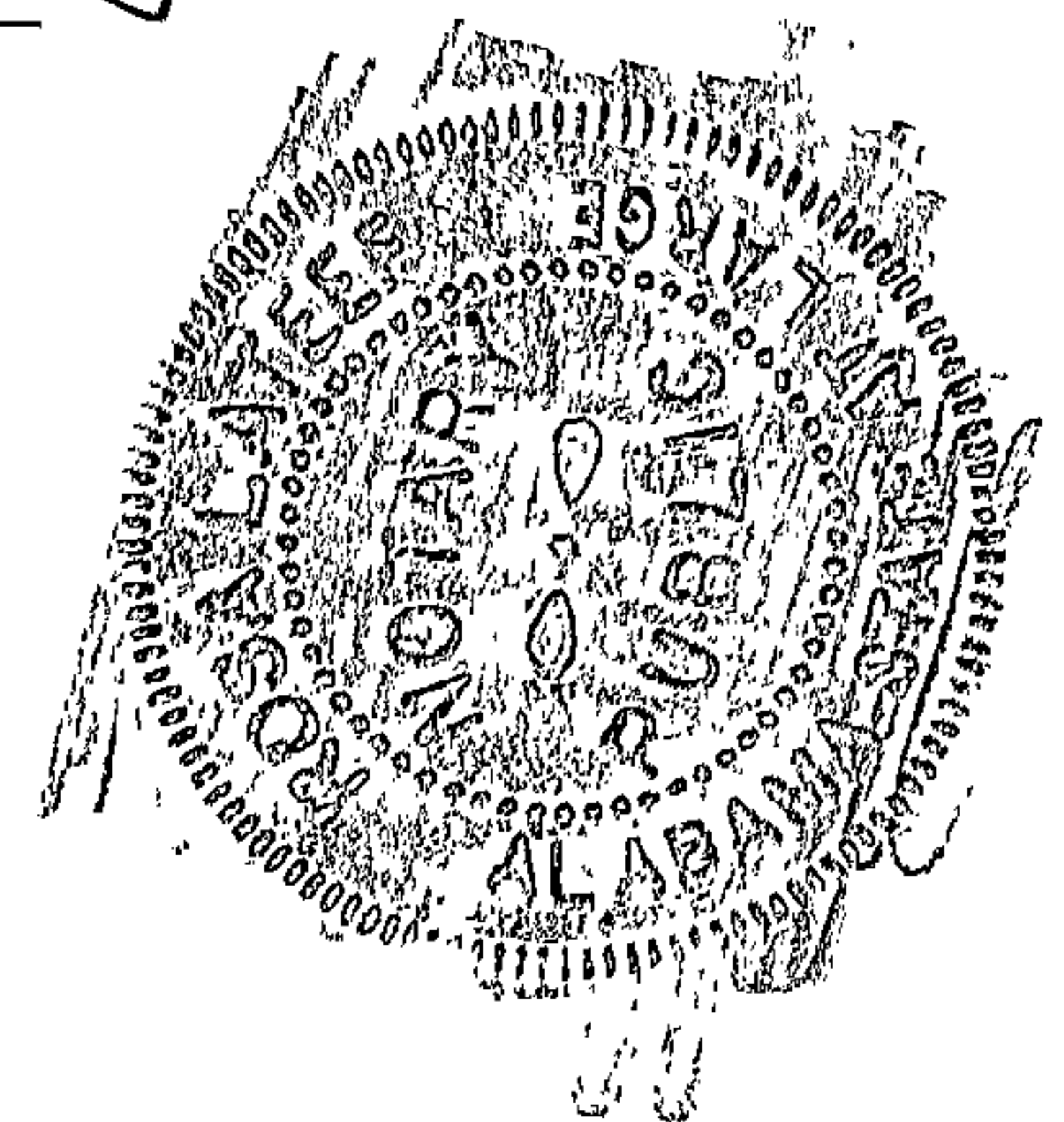
Alonzo Green
AKA Alonso Green
Alonzo Green AKA Alonso Green

STATE OF Ala
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Debra Green** and **Alonzo Green AKA Alonso Green** 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 24 day of July, 2019

Rosa Lateef
Notary Public
Rosa Lateef



Real Estate Sales Validation Form

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

Grantor's Name Debra Green & Alonzo Green
 Mailing Address 345 Wade Dr
Montevallo, AL 35115

Grantee's Name Debra Green & Alonzo Green
 Mailing Address 345 Wade Dr
Montevallo, AL 35115

Property Address 345 Wade Dr
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ 0



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2019 12:30:25 PM
 \$22.00 CHARITY
 20190814000295190

Allen S. Bayl

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 ☐ Appraisal
☐ Sales Contract ☒ Other Deed recording to correct spelling of grantor's name.
☐ Closing Statement

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 8-14-2019

Print James Sykora

Sign James Sykora

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1