

20190826000312370
08/26/2019 09:50:50 AM
QCDEED 1/5

Recordation Requested By / Return To:

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1252576AL

MAIL TAX STATEMENTS TO:

Lauren Alexander
141 West Stonehaven Creek
Pelham, AL 35124

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 13 6 23 1 006
066.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 17 day of July, 2019, by and between **Jordan Alexander and Lauren Alexander** as joint tenants with right of survivorship, a mailing address of 141 West Stonehaven Creek, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **Lauren Alexander**, a mailing address of 141 West Stonehaven Creek, Pelham, AL 35124, hereinafter referred to as Grantee(s). ** Single Woman (U) * Formerly Husband and Wife*

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 141 West Stonehaven Creek, Pelham, AL 35124

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument No. 20160513000163830, Recorded: 05/13/2016

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



Jordan Alexander

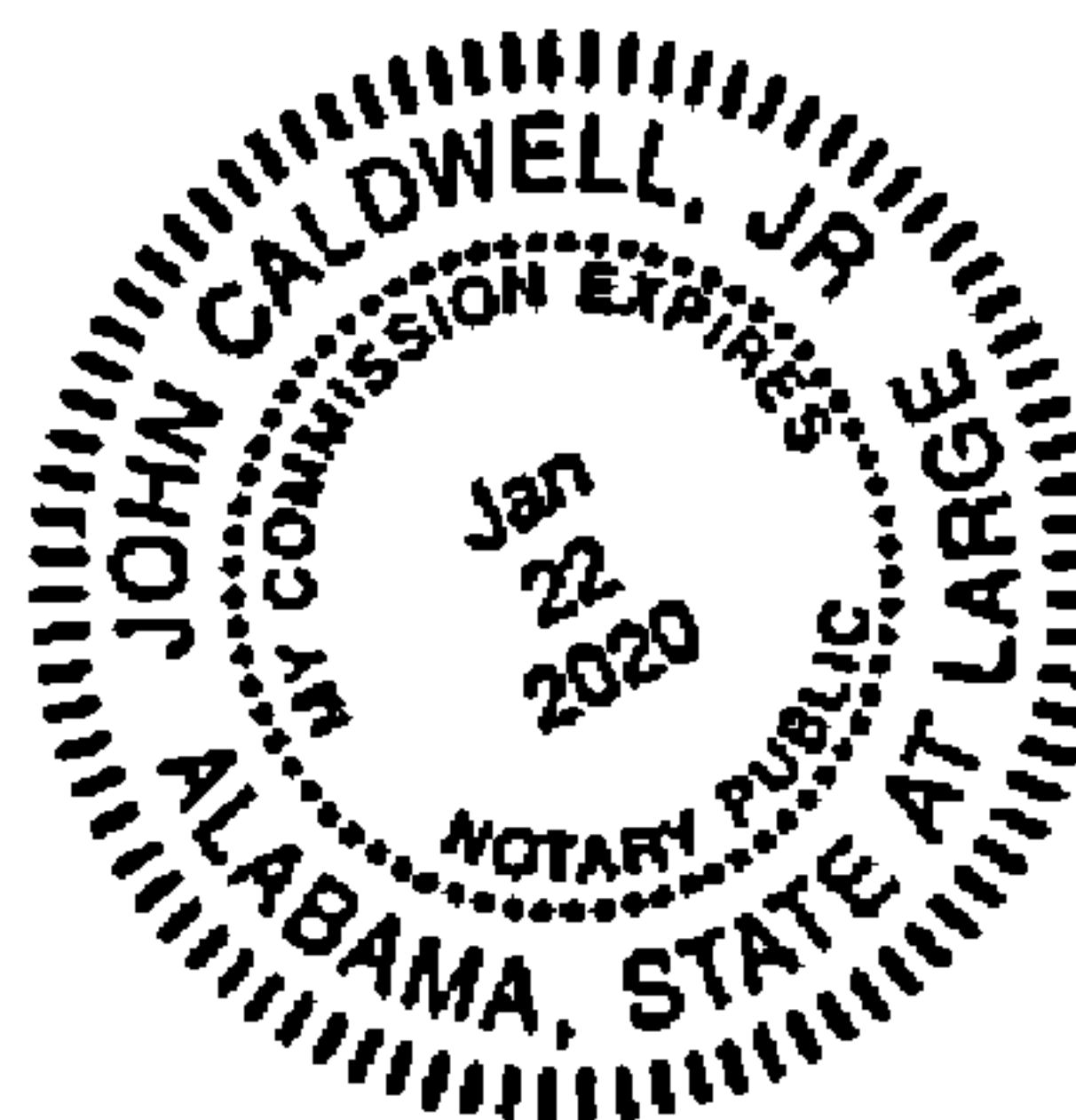
STATE OF Alabama
COUNTY OF Shelby

*married

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Jordan Alexander,* whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17 day of July, 2019


NOTARY PUBLIC John Caldwell Jr
My commission expires: My Commission Expires
01/22/2020



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



Lauren Alexander

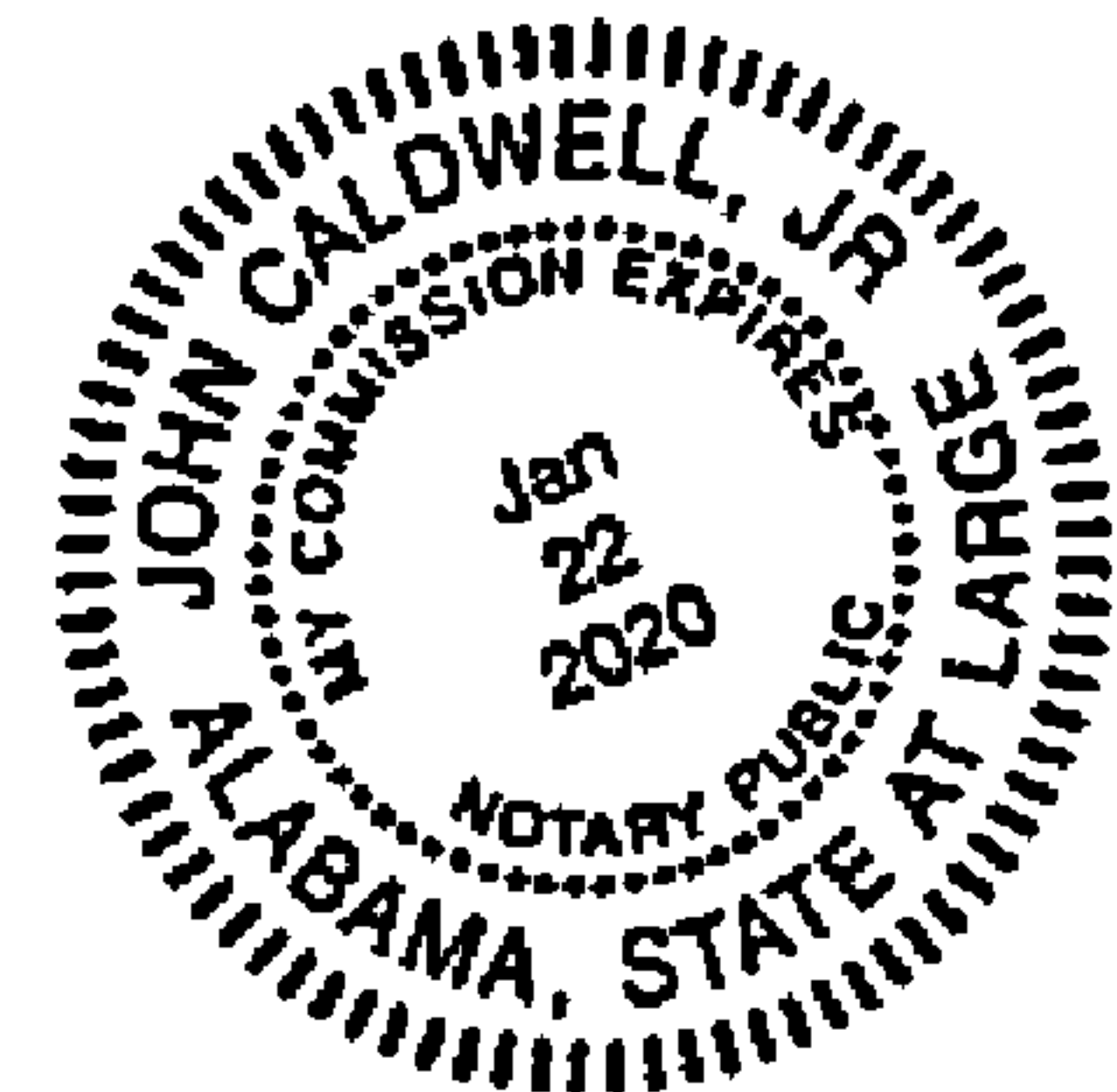
STATE OF Alabama
COUNTY OF Shelby

*married

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Lauren Alexander,* whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17 day of July, 2019.


NOTARY PUBLIC John Caldwell Jr
My Commission expires: 01/22/2020 My Commission Expires



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LOT 65, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN FIRST
ADDITION, AS RECORDED IN MAP BOOK 22, PAGE 87, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA

PARCEL ID NUMBER: 13 6 23 1 006 066.000

PROPERTY COMMONLY KNOWN AS: 141 WEST STONEHAVEN CREEK, 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 Jordan Alexander and Lauren Alexander
Mailing Address 141 West Stonehaven Creek
Pelham, AL 35124

Grantee's Name Lauren Alexander
Mailing Address 141 West Stonehaven Creek
Pelham, AL 35124

Property Address 141 West Stonehaven Creek
Pelham, AL 35124

Date of Sale 7-17-2019
Total Purchase Price \$ 1.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2019 09:50:50 AM
 S104.00 CHERRY
 20190826000312370

or

Actual Value

\$

or

Assessor's Market Value \$ 153900.00 / 71,450 *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 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 07/17/19

Print

Lauren Alexander

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one