

20191230000480690
12/30/2019 10:07:52 AM
QCDEED 1/4

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: AL545982

Mail Tax Statements to:

David Groom, Jr. and Valita L. Groom
114 Shore Front Lane
Wilsonville, AL 35186

Prepared By:

Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Tax ID No.: 08 9 31 4 002 001.000

QUIT CLAIM DEED

This indenture made this 17 day of December, 2019, by and between **DAVID GROOM, JR., who acquired title as DAVID GROOM AND VALITA L. GROOM, husband and wife**, whose post office address is 114 Shore Front Lane, Wilsonville, AL 35186, hereinafter called Grantors, and **DAVID GROOM, JR. AND VALITA L. GROOM, husband and wife**, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, whose post office address is 114 Shore Front Lane, Wilsonville, AL 35186, hereinafter called Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors has in, and to, the following described real estate situated in Shelby County Alabama:

Lot 121, according to the Final Plat, Lakewood, Phase I, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.

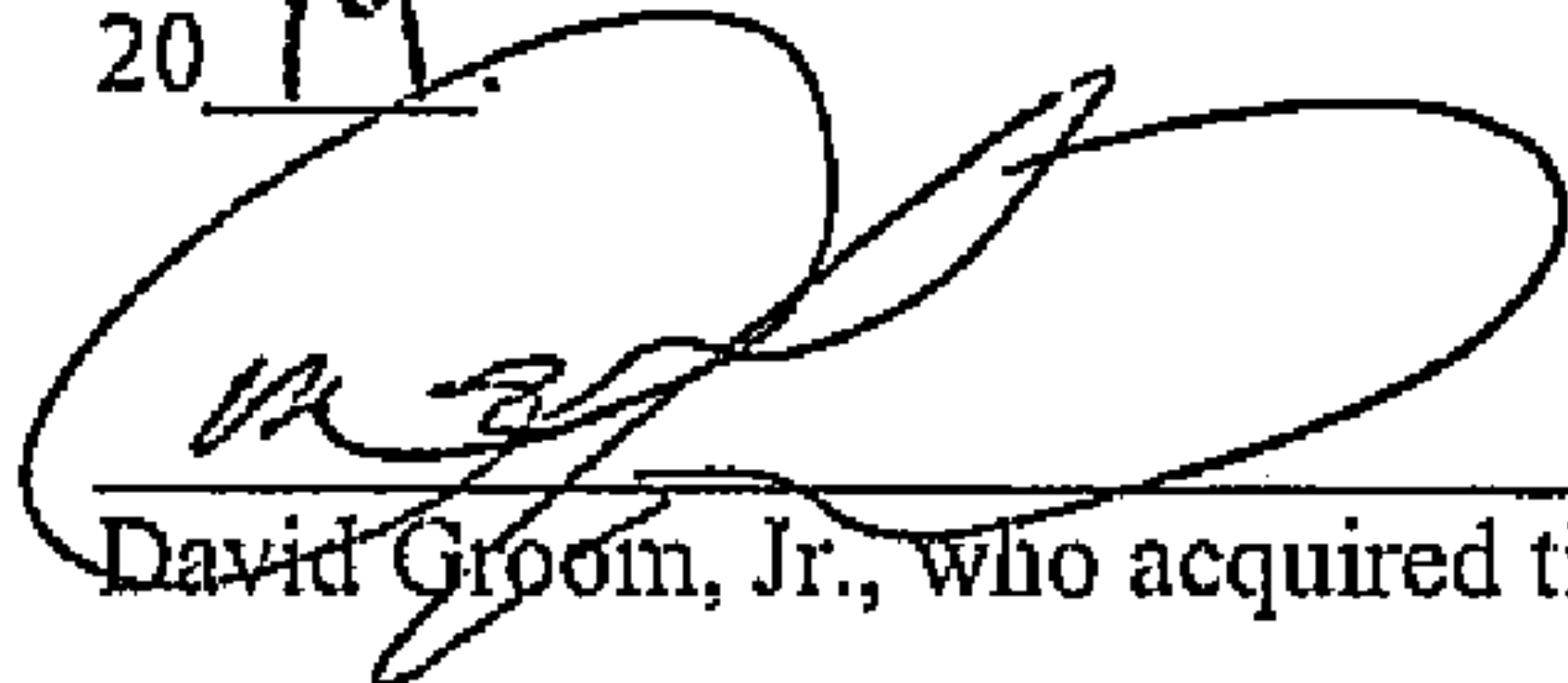
Commonly Known As: 114 SHORE FRONT Lane, Wilsonville, AL 35186
Parcel ID: 08 9 31 4 002 001.000

Being all the same real property conveyed to Grantors by virtue of a Warranty Deed recorded December 4, 2017 among the Official Property Records for Shelby County, Alabama as Instrument No. 20171204000434150.

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 in equity, to the only proper use, benefit and behalf of the said Grantees forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

20 19 WITNESS the hands and seals of said Grantors this 17 day of December,



David Groom, Jr., who acquired title as David Groom




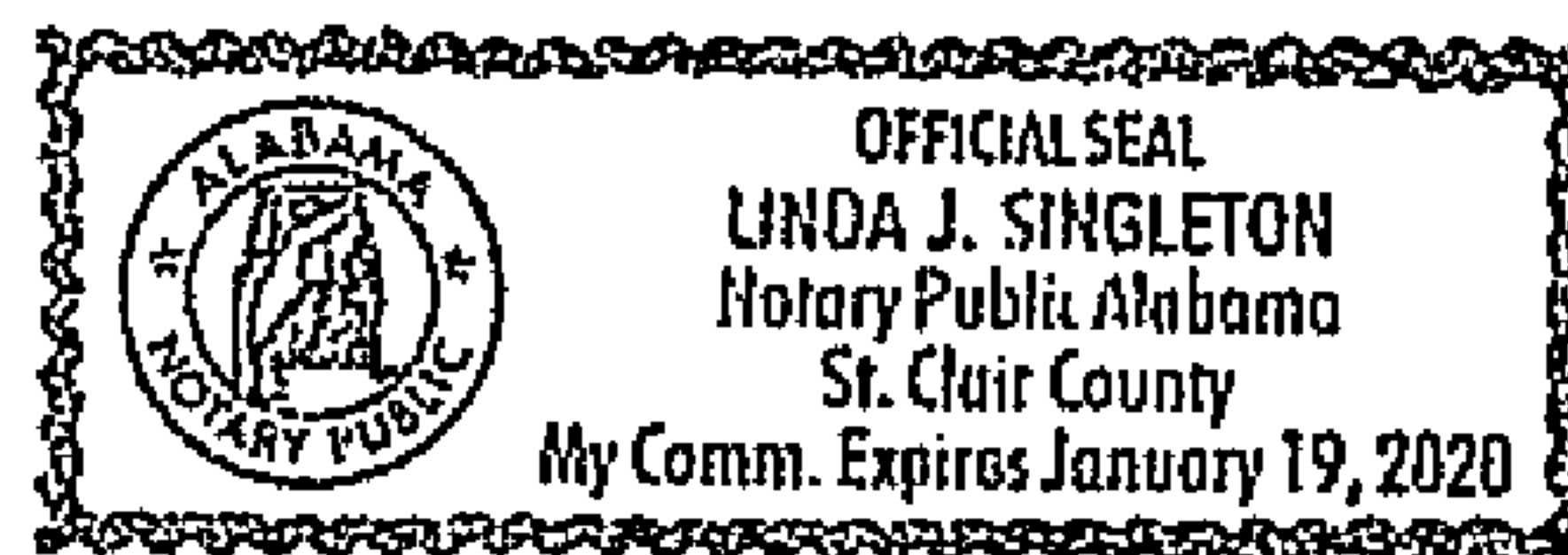
Valita L. Groom

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Groom, Jr., who acquired title as David Groom and Valita L. Groom, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 17th day of December, 20 19.


NOTARY PUBLIC
Printed Name: Linda J. Singleton
My Commission Expires: 01-19-2020
Total Purchase Price or Fair 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

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 Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following described real estate situated in Shelby County Alabama:

Lot 121, according to the Final Plat, Lakewood, Phase I, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.

Commonly Known As: 114 SHORE FRONT Lane, Wilsonville, AL 35186
Parcel ID: 08 9 31 4 002 001.000

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name DAVID GROOM, JR., wata DAVID GROOM
 Mailing Address AND VALITA L. GROOM
114 SHORE FRONT Lane
Wilsonville, AL 35186

Grantee's Name DAVID GROOM, JR. AND VALITA L. GROOM
 Mailing Address 114 SHORE FRONT Lane
Wilsonville, AL 35186

Property Address 114 SHORE FRONT Lane
Wilsonville, AL 35186

Date of Sale 12/17/19

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 404,100 (x 1/2 = \$202,050)

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 _____

☐ 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 12/17/19

Print David F. Groom Jr. Valita L. Groom

Sign [Signature] [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2019 10:07:52 AM
 \$234.50 CHARITY
 20191230000480690

Alexis S. Boyd