

20200107000010250
01/07/2020 12:25:20 PM
QCDEED 1/3

Commitment Number: 26163514
Seller's Loan Number: 7004161499

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:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 9 30 1 002 011.000

QUITCLAIM DEED

Edwin A. Emanuel, grantor a married man, whose mailing address is **4265 Old Cahaba Pkwy., Helena, AL 35080**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Edwin A. Emanuel and Deborah Hays Emanuel**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **4265 Old Cahaba Pkwy., Helena, AL 35080**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 1836, according to the map and survey of Old Cahaba Phase V, 2nd Addition, as recorded in Map Book 36, page 105-A, in the Office of the Judge of Probate of Shelby County, Alabama. Source of Title: Deed Instrument No: 20171201000430530 Commonly Known as: 4265 Old Cahaba Pkwy, Helena, AL-35080

Property Address is: 4265 Old Cahaba Pkwy., Helena, AL 35080

Prior instrument reference: **20171201000430530**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Dec 20, 2019:

Edwin A. Emanuel
Edwin A. Emanuel

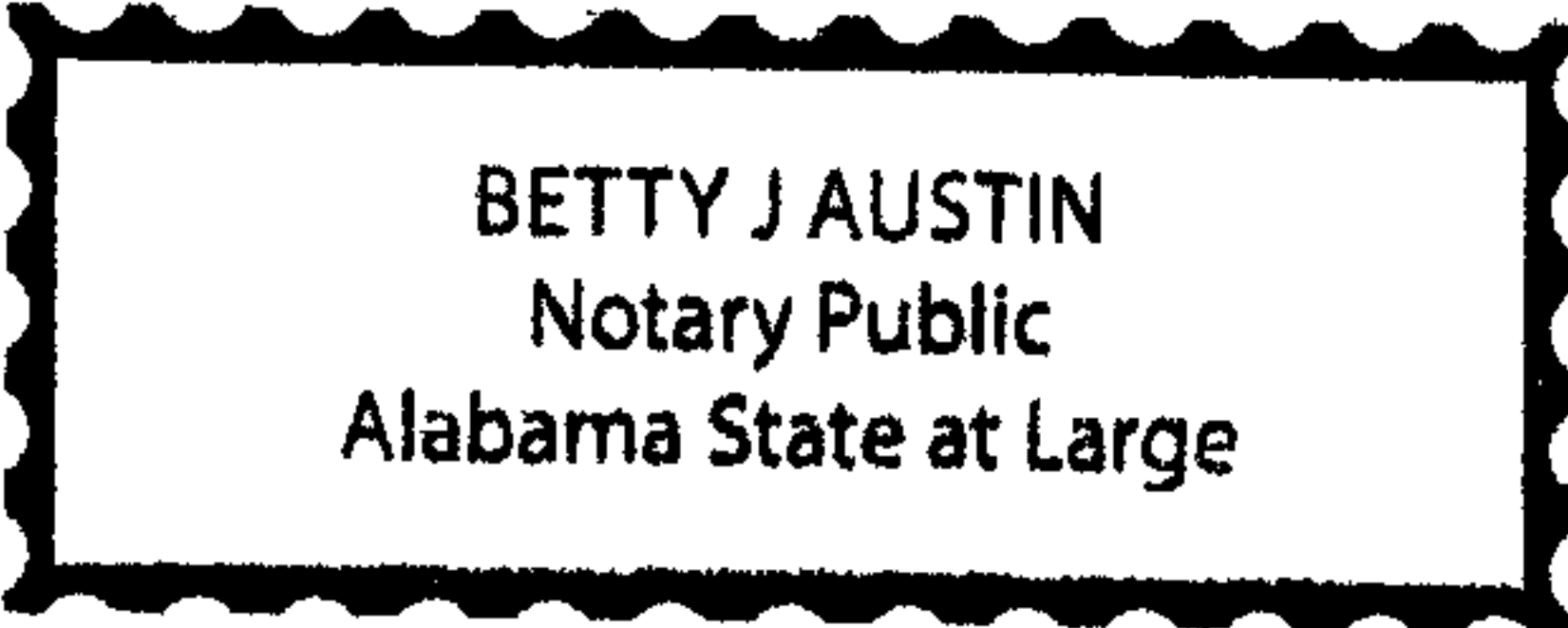
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Edwin A. Emanuel** 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 20th day of Dec., 2019

My Commission Expires
July 1, 2023

Betty J. Austin
Notary Public Betty J. Austin



Real Estate Sales Validation Form

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

Grantor's Name Edwin A. Emanuel

Grantee's Name Edwin A. Emanuel and Deborah Hays Emanuel

Mailing Address

Mailing Address 4265 Old Cahaba Pkwy., Helena, AL 35080

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Property Address 4265 Old Cahaba Pkwy., Helena, AL 35080

Date of Sale

Total Purchase Price 1.00

or

Actual Value \$

or

Assessor's Market Value \$246,300.00 / 2 = \$123,150.00

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

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 Dec 20 2019

Print Edwin A. Emanuel Deborah Hays Emanuel

Sign Eden Emanuel Deborah Hays Emanuel

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2020 12:25:20 PM
\$151.50 CHERRY
20200107000010250

Allie S. Boyd

Form RT-1

