


Prepared By

Jeremy King
3930 Highway 69
Chelsea, Alabama
35043

Shelby County, AL 01/31/2020
State of Alabama
Deed Tax: \$1.50

After Recording Return To

Phillip Lafferty
6000 Cahaba Valley Road
Birmingham, Alabama
35242


20200131000041990 1/4 \$32.50
Shelby Cnty Judge of Probate, AL
01/31/2020 12:50:49 PM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Thousand Four Hundred Dollars (\$1,400.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Odilia Magali Velasquez, a married individual, residing at 2221 Hearthwood Circle, Birmingham, Alabama, 35242.

The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to Phillip Lafferty and Lauren Lafferty, a married couple, residing at 6000 Cahaba Valley Road, Birmingham, Alabama, 35242 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Survey. The parcel of land is situated in the NW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama. Map Book 41, Map Page 58. Described as Parcel 2.

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

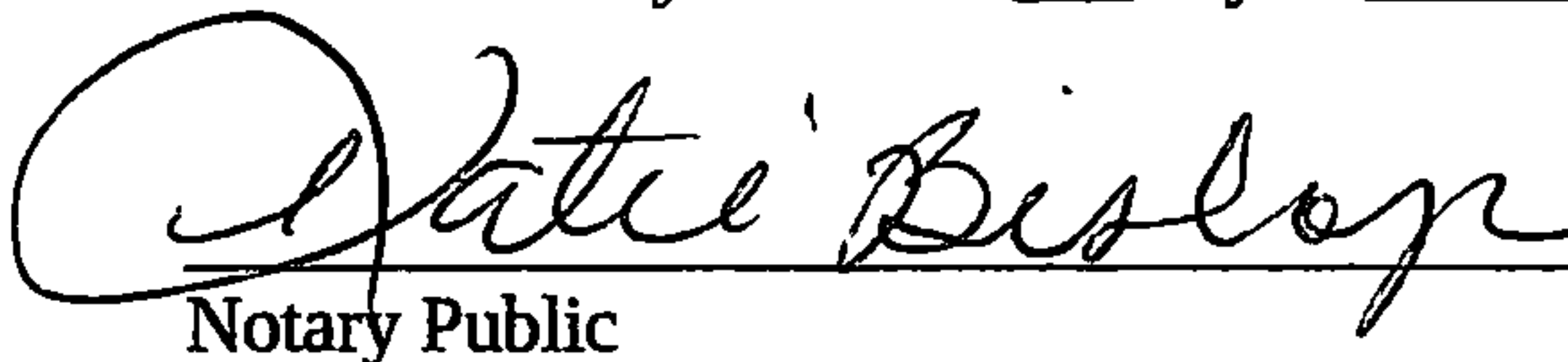
Grantor's Signature Odilia Velasquez Date January 30 2020
Print Name: Odilia Magali Velasquez
Address: 2221 Hearthwood Circle, Birmingham, Alabama, 35242

State of Alabama)

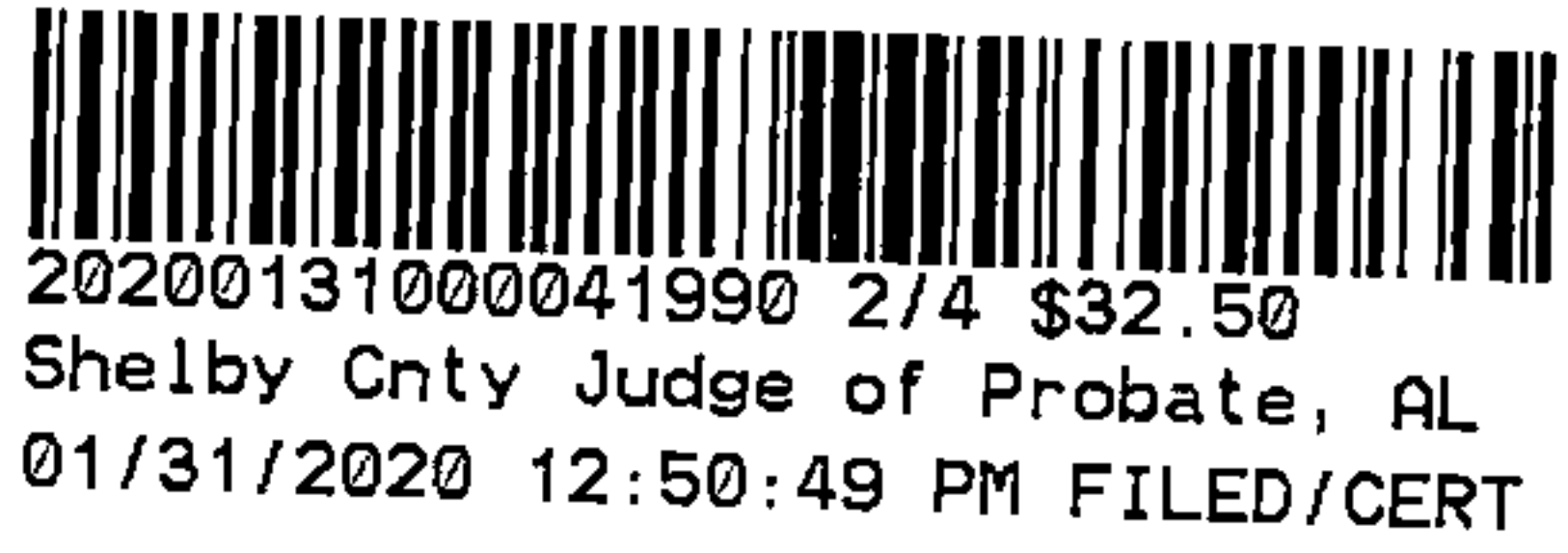
County of Shelby)

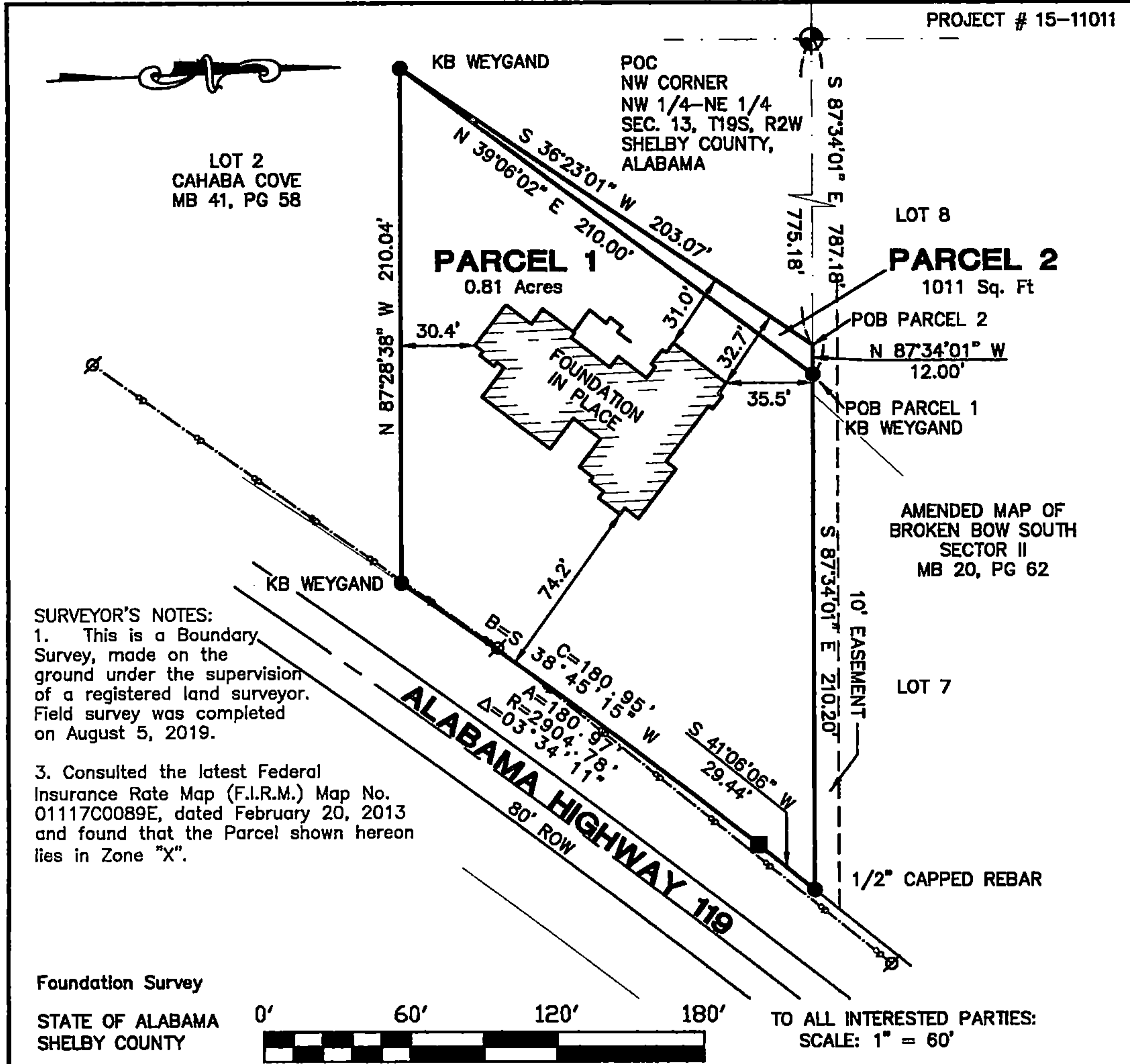
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Odilia Magali Velasquez whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of January, 2020.

 (SEAL)
Notary Public

My Commission Expires: 1/31/23





SURVEYOR'S NOTES:

1. This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor. Field survey was completed on August 5, 2019.

3. Consulted the latest Federal Insurance Rate Map (F.I.R.M.) Map No. 01117C0089E, dated February 20, 2013 and found that the Parcel shown hereon lies in Zone "X".

Foundation Survey

STATE OF ALABAMA
SHELBY COUNTY



TO ALL INTERESTED PARTIES:
SCALE: 1" = 60'

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

A Parcel of land situated in the NW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Parcel 1

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 87°34'01" E a distance of 787.18' to the Point of Beginning; thence continue S 87°34'01" E a distance of 210.20' to a point on the westerly right of way of Alabama Highway 119; thence S 41°06'06" W along said right of way a distance of 29.43' to the point of a curve to the left having a radius of 2904.78', a central angle of 03°34'11" and subtended by a chord which bears S 38°45'15" W, a chord distance of 180.95'; thence southwesterly along said curve and right of way an arc distance of 180.97'; thence N 87°28'38" W a distance of 210.04'; thence N 39°06'02" E a distance of 210.00' to the Point of Beginning.

Containing 0.81 acres, more or less.

Parcel 2

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 87°34'01" E a distance of 7775.18' to the Point of Beginning; thence S 36°23'01" W a distance of 203.07'; thence N 39°06'02" E a distance of 210.00'; thence N 87°34'01" W a distance of 12.00' to the Point of Beginning.

Containing 1011 square feet, more or less.

GIVEN UNDER MY HAND AND SEAL, this the 6th day of August, 2019.



William D. Callahan, Jr.

William D. Callahan, Jr., PLS
AL Reg # 28251

CLIENT:
JEREMY KING



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

- VOID FENCE
- CHAIN LINK FENCE
- ▣ CONCRETE
- ▤ COVERED PORCH/DECK
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- OR = MEASURED
- CONCRETE MONUMENT
- CAPPED REBAR SET
- IRON FOUND (DESCRIPTION)
- ASPH. = ASPHALT
- OVERHEAD POWER
- POWER POLE



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Real Estate Sales Validation Form

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

Grantor's Name Odilia Magali Velasquez
Mailing Address 2221 Hearthwood Circle
Birmingham, AL 35242

Grantee's Name Phillip Lafferty
Mailing Address 6000 Cahaba Valley Road
Birmingham, AL 35242

Property Address 5207 Cahaba Valley Cove
Birmingham, AL 35242

Date of Sale January 30, 2020
Total Purchase Price \$ 1400



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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
- Sales Contract
- Closing Statement
- Appraisal
- Other Quit Claim 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 1-30-2020

Print Odilia Magali Velasquez

Unattested

(verified by)

Sign

Odilia Velasquez

(Grantor/Grantee/Owner/Agent) circle one