

20200204000046560
02/04/2020 01:29:05 PM
QCDEED 1/5

After Recording Return:)
Stewart)
500 N. Broadway, Suite 900)
St. Louis, MO 63102)
)
Mail Tax Statements To:)
Jennifer L. Collier)
206 Stone Circle)
Pelham, AL 35124-3937)
)
)

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13 6 23 4 004 086.000
File #: BACREF19188587

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, JENNIFER L. COLLIER, a/k/a JENNIFER HAMMOND COLLIER, unmarried, and STEPHEN COLLIER, unmarried, former spouses who acquired title as joint tenants, with right of survivorship, their heirs and assigns forever, whose address is 206 Stone Circle, Pelham, AL 35124-3937, (hereinafter called Grantors), for and in consideration of the sum of ZERO and 00/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to JENNIFER L. COLLIER, an unmarried person, whose address is 206 Stone Circle, Pelham, AL 35124-3937 , (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 13 6 23 4 004 086.000
Commonly known as: 206 Stone Circle, Pelham, AL 35124-3937

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 20th day of JANUARY, 9th 2020

WITNESSES:

Witness

Print Name

Witness

Witness

Jennifer L. Collier a/k/a
Jennifer Hammond Collier
JENNIFER L. COLLIER, a/k/a
JENNIFER HAMMOND COLLIER

STATE OF ALABAMA }

COUNTY OF SHELBY }

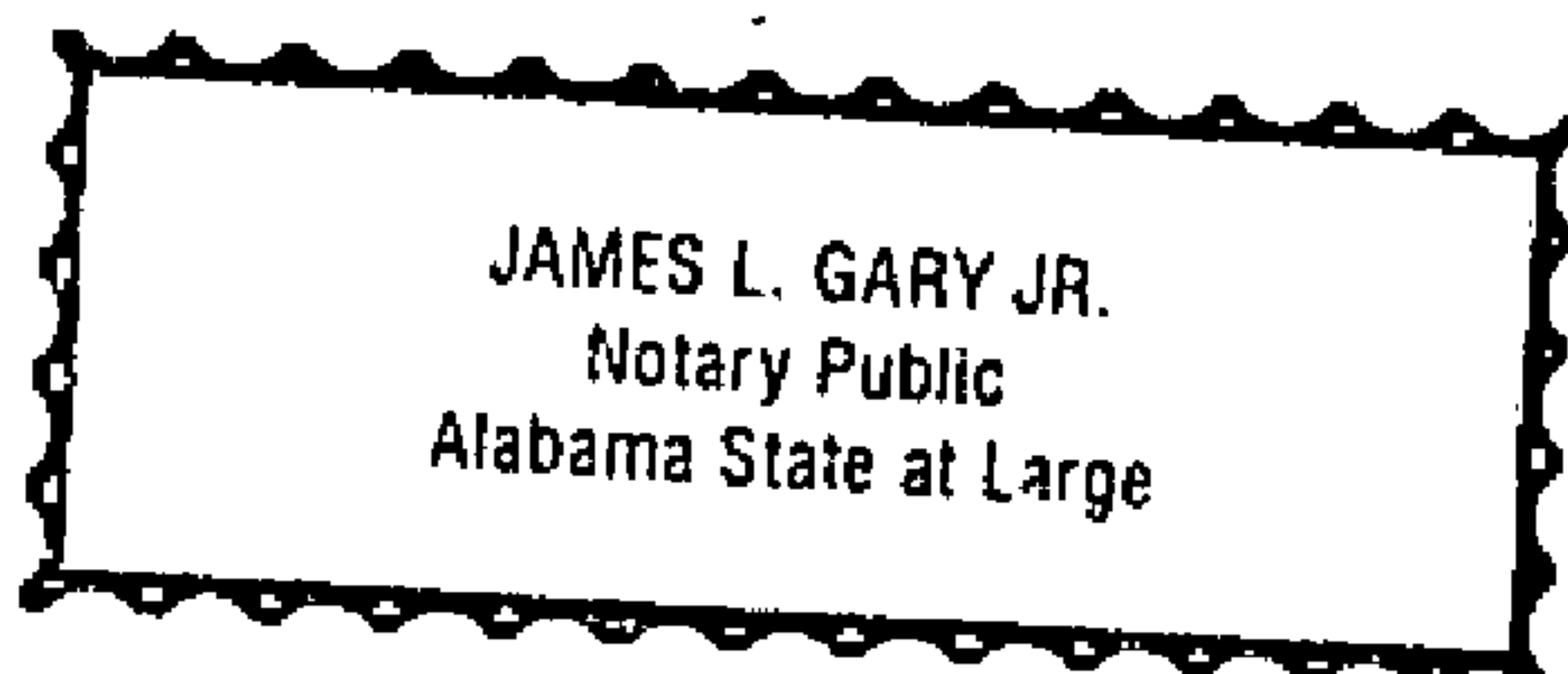
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER L. COLLIER, a/k/a JENNIFER HAMMOND COLLIER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 20th day of JANUARY, 9th 2020

[Signature]
NOTARY PUBLIC

My Commission Expires:

JULY 26, 2023



Given under our hands this 20th day of JANUARY, ~~2019~~ 2020

WITNESSES:

Witness

Print Name

Witness

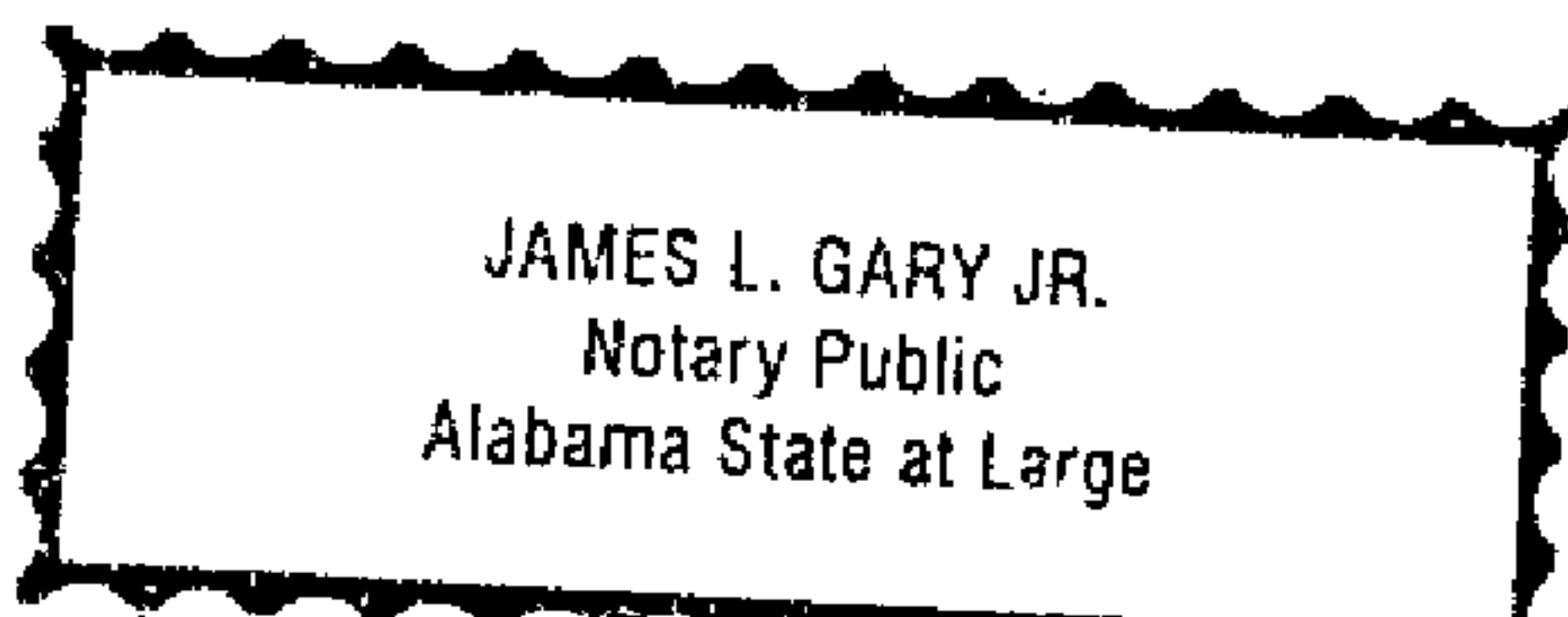
Witness

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN COLLIER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 20th day of JANUARY, ~~2019~~ 2020



NOTARY PUBLIC

My Commission Expires: July 24, 2023

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

This Document Prepared By:
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA,
TO-WIT:

LOT 165, ACCORDING TO THE SURVEY OF THE COTTAGES OF STONE HAVEN, THIRD
ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 15, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER HAMMOND COLLIER AND
STEPHEN COLLIER, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, THEIR HEIRS
AND ASSIGNS FOREVER; IT BEING THE INTENTION OF THE PARTIES TO THIS
CONVEYANCE, THAT (UNLESS THE JOINT TENANCY CREATED IS SEVERED OR
TERMINATED DURING THE JOINT LIVES OF THE GRANTEES HEREIN) IN THE EVENT ONE
GRANTEE HEREIN SURVIVES THE OTHER, THE ENTIRE INTEREST IN FEE SIMPLE SHALL
PASS TO THE SURVIVING GRANTEE, AND. IF ONE DOES NOT SURVIVE THE OTHER, THEN
THE HEIRS AND ASSIGNS OF THE GRANTEES HEREIN SHALL TAKE AS TENANTS IN
COMMON. BY WARRANTY DEED FROM ANGELA W. CALDWELL AND CLYDE RANDALL
CALDWELL, JR., WIFE AND HUSBAND, DATED SEPTEMBER 29, 2005, RECORDED ON
OCTOBER 4, 2005 AS INSTRUMENT 20051004000516580.

Parcel ID: 13 6 23 4 004 086.000

Property Address: 206 Stone Circle, Pelham, AL 35124-3937

Real Estate Sales Validation Form

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

Grantor's Name Jennifer L Hammond Collier &
 Mailing Address Stephen Collier
206 Stone Circle
Pelham, AL 35124-3937

Grantee's Name Jennifer L. Collier
 Mailing Address
206 Stone Circle
Pelham, AL 35124-3937

Property Address 206 Stone Circle
Pelham, AL 35124-3937

Date of Sale
 Total Purchase Price \$ 0.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 159,900
1/2 \$ 79,950.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Records
☐ 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 01/20/20

Print Jennifer L. Collier

Sign Jennifer L. Collier
 (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
 02/04/2020 01:29:05 PM
 \$115.00 CHERRY
 20200204000046560

Allen S. Bayl