



20200302000081630 1/4 \$46.00
 Shelby Cnty Judge of Probate, AL
 03/02/2020 12:16:18 PM FILED/CERT

<p>Grantor: Ronald F. Porterfield 380 Lakeshore Drive Lot #2 Shelby, Alabama 35143</p> <p>Grantee: Ramsey & Associates, LLC PO Box 382012 Birmingham, AL 35238</p>	<p>Property Address: 5050 Applecross Road Birmingham, Alabama 35242 Parcel ID Number 10-1-02-0-001-038.000</p> <p>Date of Conveyance: February 28, 2020</p> <p>Total Purchase Price: \$15,000.00</p> <p>Purchase Price Verification: <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement <input type="checkbox"/> Appraisal <input type="checkbox"/> Other (Gift, Clear Title, etc.) Specify verification: Clear Title/Per Settlement Agreement CV-2019-900957</p>
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THIS DEED PREPARED WITHOUT EXAMINATION OF TITLE

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIFTEEN THOUSAND and 00/100 (\$15,000.00) Dollars in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned RONALD F. PORTERFIELD, an unmarried man ("Grantor"), hereby releases, quitclaims and conveys to RAMSEY & ASSOCIATES, LLC, a limited liability company organized and existing under the laws of the State of Alabama ("Grantee"), all Grantor's right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

See attached Exhibit A

THE SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

TO HAVE AND TO HOLD to the Grantee, their successors and assigns forever.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 28th day of February, 2020.

RONALD F. PORTERFIELD

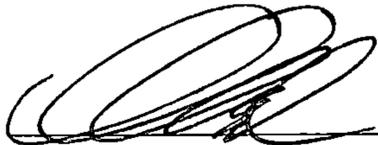


Ronald F. Porterfield

STATE OF ALABAMA)
COUNTY OF SHELBY)

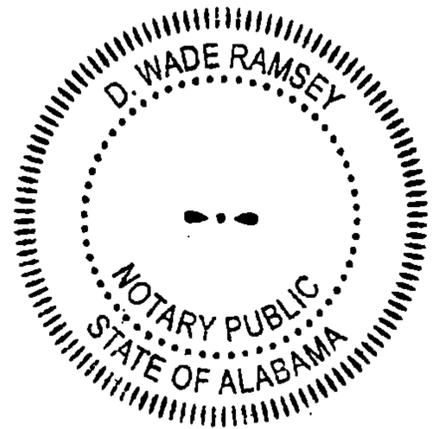
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD F. PORTERFIELD, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of February 2020.



Notary Public

My Commission Expires: 1-27-24



This instrument was prepared by:

E. Bryan Nichols, Esq.
Walding, LLC
2227 1st Avenue South
Suite 100
Birmingham, Alabama 35233



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Exhibit A
Legal Description

Lot 1, Block 6, according the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Property/Grantee Address:

5050 Applecross Road, Birmingham, Alabama 35242

Source of Legal Description is that certain Statutory Warranty Deed granted by Jamie S. Porterfield and in favor of Ronald F. Porterfield, recorded with the Judge of Probate of Shelby County, Alabama at Instrument Number 20060523000243310.



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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 Ronald F. Porterfield
Mailing Address 380 Lakeshore Dr.
Lot #2
Birmingham, AL 35242

Grantee's Name Ramsey & Associates, LLC
Mailing Address PO Box 382012
Birmingham, AL 35238

Property Address 5050 Applecross Road
Birmingham, AL 35242

Date of Sale 02/28/2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 15,000.00

Shelby County, AL 03/02/2020
State of Alabama
Deed Tax: \$15.00

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 (checked)
Deed from Grantor

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 2-28-20

Print Ramsey & Associates, LLC, By: D. Wade Ramsey, It's Member

Unattested

Sign (Handwritten Signature)

(Grantor/Grantee/Owner/Agent) circle one



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