

20200303000082950
03/03/2020 08:37:16 AM
QCDEED 1/5

Return to:

Grantor Address/ Send Future Tax Notices:
5307 Woodford Drive
Birmingham, AL 35242

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

40714036 - S3601536

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, THOMAS RICHARD FAUGHENDER AND SAUNDRA DAVIS FAUGHENDER, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey to THOMAS RICHARD FAUGHENDER AND SAUNDRA DAVIS FAUGHENDER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, more particularly described, to-wit:

The Land referred to herein below is situated in the City of Birmingham, County of Shelby, State of Alabama, and is described as follows: Land situated in the County of Shelby in the State of AL LOT 7, IN BLOCK 8, ACCORDING TO THE AMENDED PLAT OF WOODFORD, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 8, PAGE 51 A, B, C & D, OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. BY DEED

FROM DAVID MATHERSON AND CAROL H. MATHERSON, A MARRIED COUPLE TO THOMAS RICHARD FAUGHENDER AND SAUNDRA DAVIS FAUGHENDER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED 09/30/2013, RECORDED ON 10/30/2013 AS 20131030000429080.

Tax Id Number(s): 10 1 11 0 005 011.000

Prior Deed Reference: Instrument No. 20131030000429080.

Commonly Known As: 5307 Woodford Drive
Birmingham, AL 35242

Fair Market Value: \$590,000

Consideration Amount: \$0

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above described property.

The above described property is the homestead of Grantor.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 26 day of December, 2019.

GRANTOR:

Thomas Richard Faughender
THOMAS RICHARD FAUGHENDER

STATE OF Alabama
COUNTY OF Shelby

I, Tommy Watkins, a Notary Public for the State of Alabama do hereby certify that Thomas Richard Faughender, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of December, 2019.

Tommy Watkins
(NOTARY SEAL) Notary Public
My commission expires: 4/18/2022

TOMMY WATKINS
Notary Public
Alabama State at Large

My Commission Expires
April 18, 2022

GRANTOR:

Saundra Davis Faughender
SAUNDRA DAVIS FAUGHENDER

STATE OF *Alabama*
COUNTY OF *Shelby*

I, *Tommy Watkins*, a Notary Public for the State of *Alabama*, do hereby certify that *Saundra Davis Faughender*, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of December, 2019.

Tommy Watkins
(NOTARY SEAL) Notary Public
My commission expires: 4/18/2022

This instrument was prepared by:
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

TOMMY WATKINS
Notary Public
Alabama State at Large

My Commission Expires
April 18, 2022

Real Estate Sales Validation Form

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

Grantor's Name
Thomas Richard Faughender and
Mailing Address
Saundra Davis Faughender
5307 WOODFORD DR
BIRMINGHAM, AL 35242

Grantee's Name Thomas Richard Faughender and
Mailing Address Saundra Davis Faughender
5307 WOODFORD DR
BIRMINGHAM, AL 35242

Property Address 5307 WOODFORD DR
BIRMINGHAM, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 590,000.00

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 *Dee*

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 12-21-2010

Print Thomas Richard Faugender | Sandra Davis Faugender

Signatures of Grantor/Grantee/Owner/Agent

Form RT-1

eForms



(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 08:37:16 AM
\$35.00 CHARITY
20200303000082950