

20200430000168320
04/30/2020 08:45:38 AM
DEEDS 1/4

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:

Inspire Closing Services, LLC
420 Rouser Road, Ste 500
Moon Twp, PA 15108

File No. 390077

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 1 11 1 004 022.000

QUITCLAIM DEED

Exempt from Recordation Tax. Ala. Code Sec. 40-22-1 (b)(2)

Vivian Melko Hubbard who acquired title as Vivian Melko married to David Lee Hubbard, hereinafter grantor, whose tax-mailing address is 619 VALLEYVIEW DR., PELHAM, AL 35124, for \$0.00 (Zero dollars and no cents) in consideration paid, grants and quitclaims to Vivian Melko Hubbard hereinafter grantee, whose tax mailing address is 619 VALLEYVIEW DR., PELHAM, AL 35124, the following real property in Shelby County, Alabama:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: Being the same property as conveyed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS9 By Residential Funding Company, LLC, as Attorney In Fact to Vivian Melko as set forth in Deed Instrument #20131014000409610, dated 09/26/2013, recorded 10/14/2013, Shelby County, Alabama.

Executed by the undersigned on April 21, 2020:

Vivian Melko Hubbard
Vivian Melko Hubbard who
acquired title as Vivian Melko

David Lee Hubbard
David Lee Hubbard

STATE OF Ala
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Vivian Melko Hubbard who acquired title as Vivian Melko and David Lee Hubbard** 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 21 day of April, 2020

Rosa Lateef
Notary Public

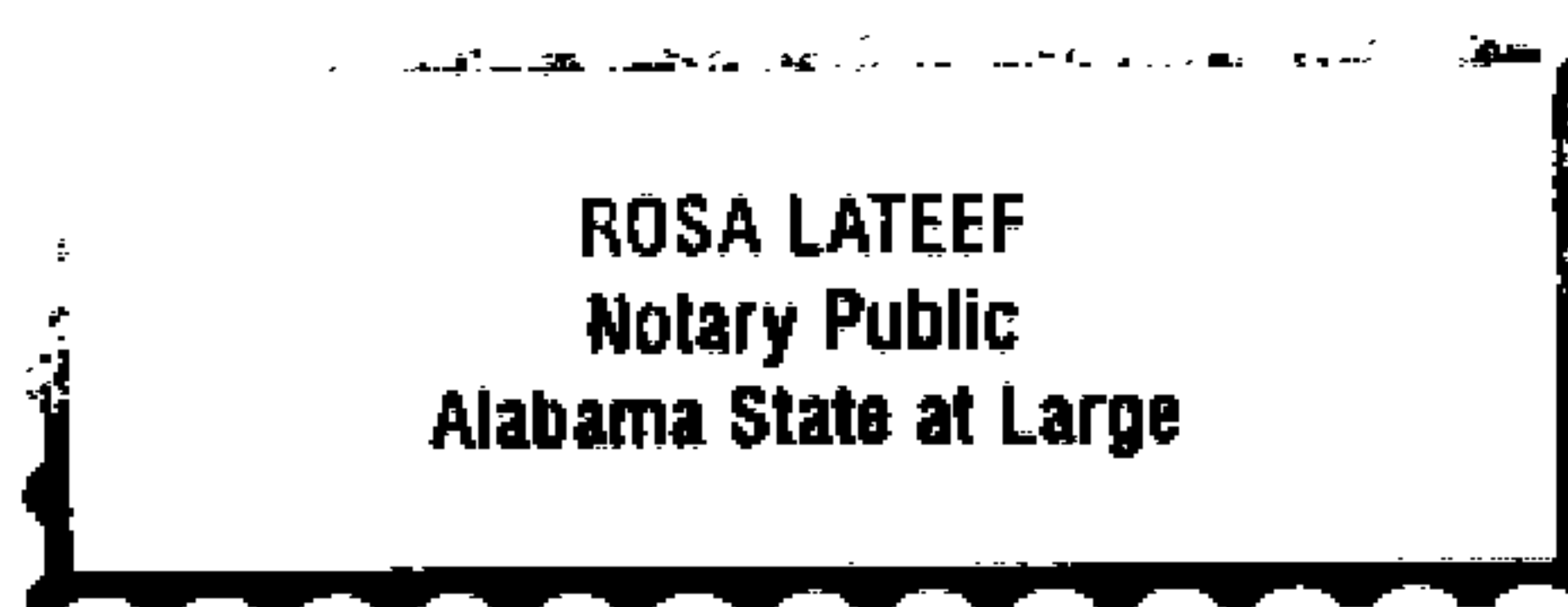


Exhibit A

File No.: 390077

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 6, Block 5, according to the survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property as conveyed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS9 By Residential Funding Company, LLC, as Attorney In Fact to Vivian Melko as set forth in Deed Instrument #20131014000409610, dated 09/26/2013, recorded 10/14/2013, Shelby County, Alabama.

Tax ID: 13 1 11 1 004 022.000

Real Estate Sales Validation Form

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

Grantor's Name Vivian Melko Hubbard who acquired title as Vivian Melko
Mailing Address 619 VALLEYVIEW DR., PELHAM, AL 35124

Grantee's Name Vivian Melko Hubbard
Mailing Address 619 VALLEYVIEW DR., PELHAM, AL 35124

Property Address 619 VALLEYVIEW DR., PELHAM, AL 35124

Date of Sale 4/21/2020
Total Purchase Price
or
Actual Value \$ 85,350.00 Half
or
Assessor's Market Value \$ 170,700.00

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 4/21/2020

Print Vivian Melko Hubbard

Unattested

Sign Vivian Melko Hubbard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2020 08:45:38 AM
\$32.00 MISTI
20200430000168320

Alvin S. Boyd