

20200806000336690  
08/06/2020 01:29:02 PM  
QCDEED 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.

Return To:

Inspire Closing Services, LLC  
420 Rouser Road, Suite 500  
Moon Township, PA 15108  
(877) 901-1629

File No. 437389

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-7-35-3-001-003.009**

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**QUITCLAIM DEED**

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

**Jillian J. Hooper, who acquired title as Jillian J. Baez and Christopher Michael Hooper, both unmarried, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Jillian J. Hooper and Christopher Michael Hooper, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 640 12TH ST., NW, ALABASTER, AL 35007, 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 Allyson G. Lewis, a single person, to Jillian J. Baez and Christopher Michael Hooper, as joint tenants with right of survivorship, as set forth in Deed Instrument #20170404000112820, dated 03/31/2017, recorded 04/04/2017, SHELBY County, ALABAMA.**

Executed by the undersigned on July 17, 2020, 2020:

Jillian J. Hooper, who acquired  
title as Jillian J. Baez  
Jillian J. Hooper, who acquired title  
as Jillian J. Baez

Christopher Michael Hooper  
Christopher Michael Hooper

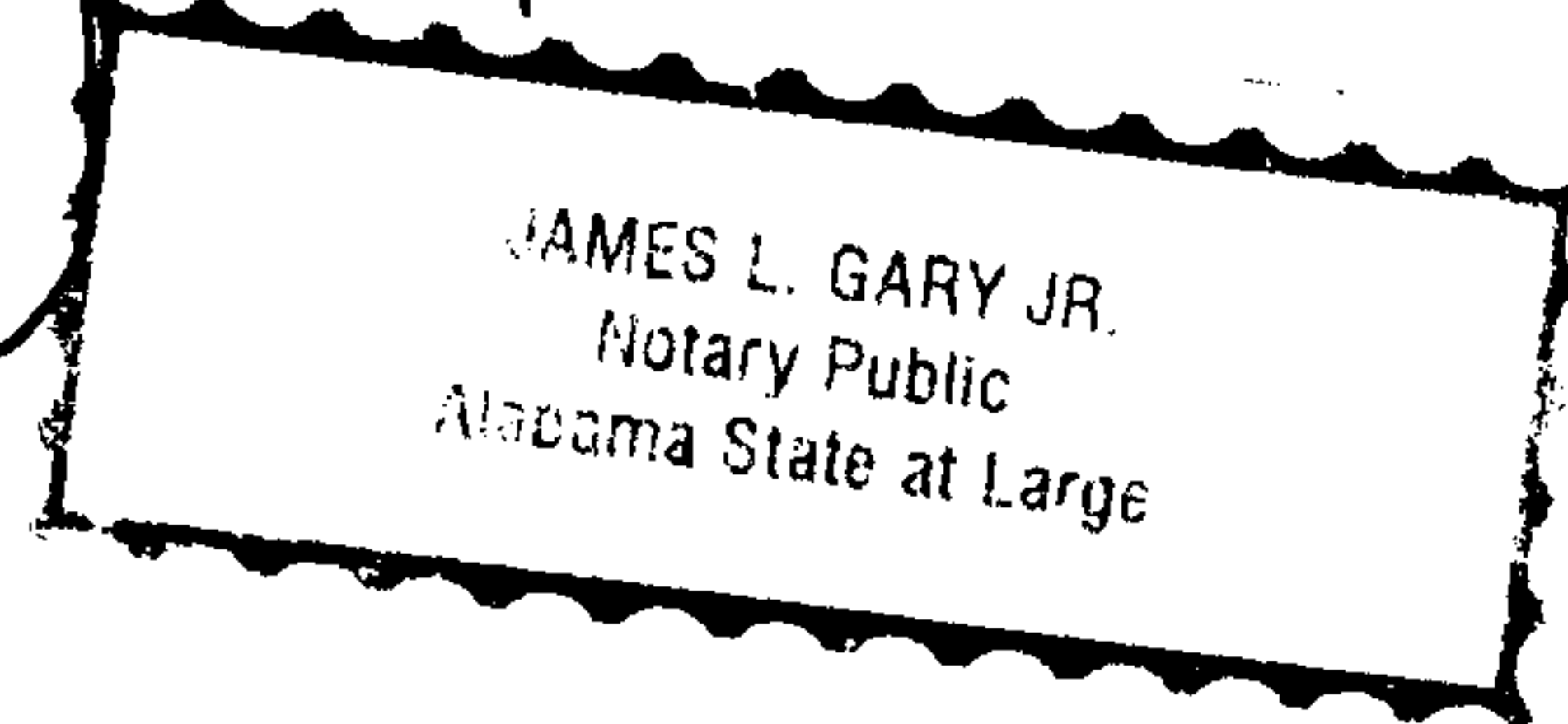
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jillian J. Hooper, who acquired title as Jillian J. Baez and Christopher Michael Hooper** 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 17<sup>th</sup> day of July, 2020

[Signature]  
Notary Public

MY COMMISSION EXPIRES 7/26/23



## **Exhibit A**

File No.: 437389

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

Lot 4, Block 1, according to the Survey of Hamlet, as recorded in Map Book 8, Page 34, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Allyson G. Lewis, a single person, to Jillian J. Baez and Christopher Michael Hooper, as joint tenants with right of survivorship, as set forth in Deed Instrument #20170404000112820, dated 03/31/2017, recorded 04/04/2017, SHELBY County, ALABAMA.

Tax ID: 13-7-35-3-001-003.009

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jillian J Baez and Christopher Michael Hooper  
 Mailing Address 640 12th ST., NW  
Alabaster AL 35007

Grantee's Name Jillian J Hooper and Christopher Michael Hooper  
 Mailing Address 640 12th ST., NW  
Alabaster AL 35007

Property Address 640 12th ST., NW  
Alabaster AL 35007

Date of Sale 07/17/2020Total Purchase Price \$ 0

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 160,000.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/06/2020 01:29:02 PM  
 \$32.00 CHERRY  
 20200806000336690

*Allen S. Byrd*

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 \_\_\_\_\_☒ 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 7/20/2020Print Mara Yang - agent for Inspire Closing Services

Sign \_\_\_\_\_

*Mara Yang*

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)

**Print Form****Form RT-1**