

20200922000423930
09/22/2020 08:56:15 AM
DEEDS 1/3

Commitment Number: 27026388
Seller's Loan Number: 2300608965

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:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

**Deed tax is based on ½ the market value of \$171,300.00,
that being \$86,650.00.
Deed Tax: \$87.00.**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149313001119000

QUITCLAIM DEED

MELISSA D. COLEMAN F/K/A MELISSA D. HYDE, formerly unmarried, whose mailing address is **112 Warwick Cir., ALABASTER, AL 35007**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **MELISSA D. COLEMAN** and **JAMES COLEMAN**, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **112 Warwick Cir., ALABASTER, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 187, according to the Survey of Weatherly Warwick Village, Phase I, Sector 17, as recorded in Map Book 20, Page 86, in the Office of the Probate of the Judge of Probate of Shelby County, Alabama.

Source of Title deed Instrument No. 20111005000295970

Assessor's Parcel No: 149313001119000

Property Address is: 112 Warwick Cir., ALABASTER, AL 35007

Prior instrument reference: 20111005000295970

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

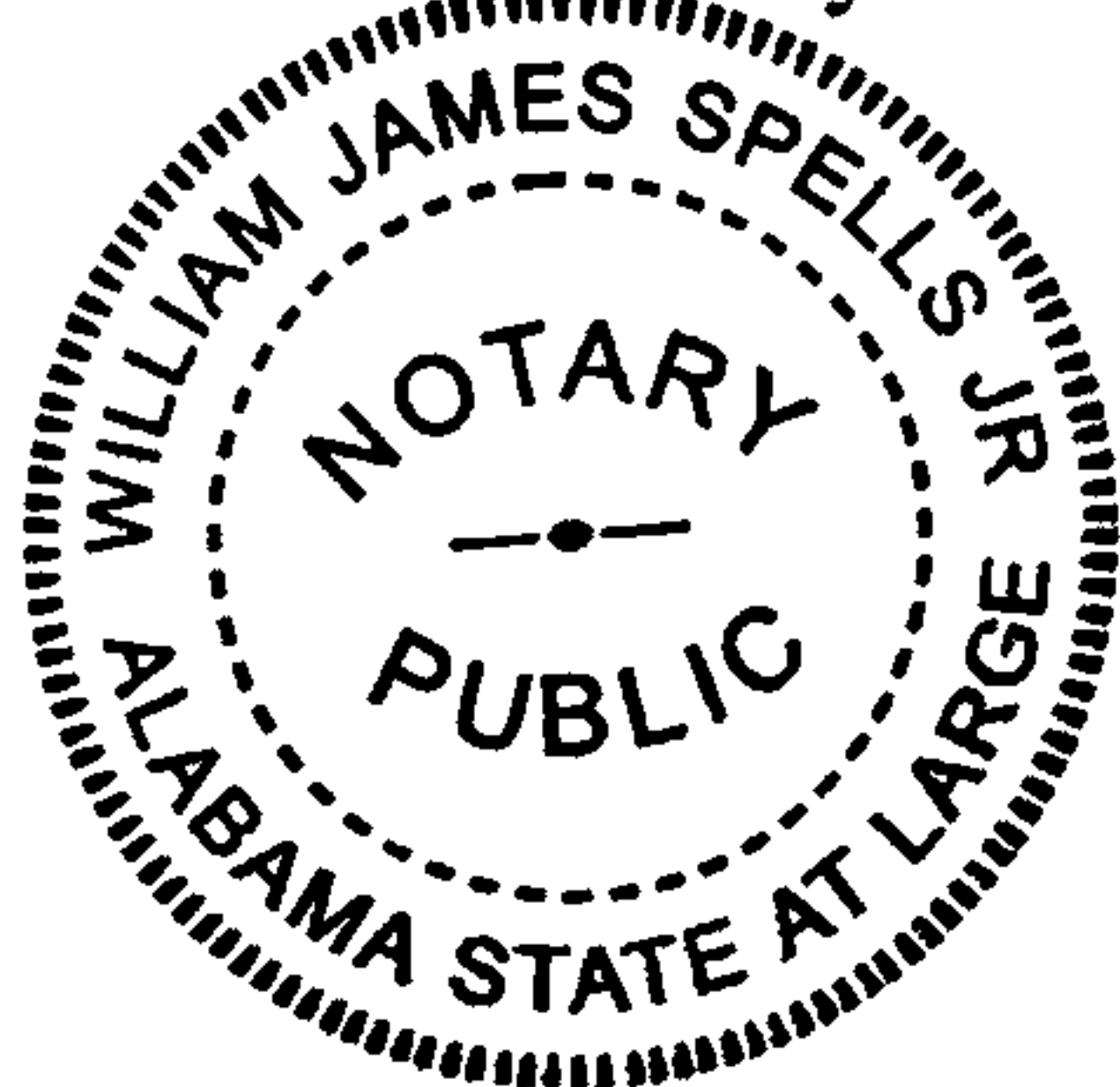
Executed by the undersigned on September 4, 2020:

Melissa D. Coleman F/K/A Melissa D. Hyde
MELISSA D. COLEMAN F/K/A MELISSA D. HYDE

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **MELISSA D. COLEMAN F/K/A MELISSA D. HYDE** 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 4th day of Sept, 2020



William James Spells Jr.
Notary Public
Expire: 3-18-23

Real Estate Sales Validation Form

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

Grantor's Name MELISSA D. COLEMAN
F/K/A MELISSA D. HYDE
 Mailing Address 112 Warwick Cir.
ALABASTER, AL 35007

Grantee's Name MELISSA D. COLEMAN
and JAMES COLEMAN
 Mailing Address 112 Warwick Cir.
ALABASTER, AL 35007

Property Address 112 Warwick Cir.
ALABASTER, AL 35007

Date of Sale _____
 Total Purchase Price \$1.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$171,300.00

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 Revenue Commission / Tax Collector
☐ 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 9-4-2020

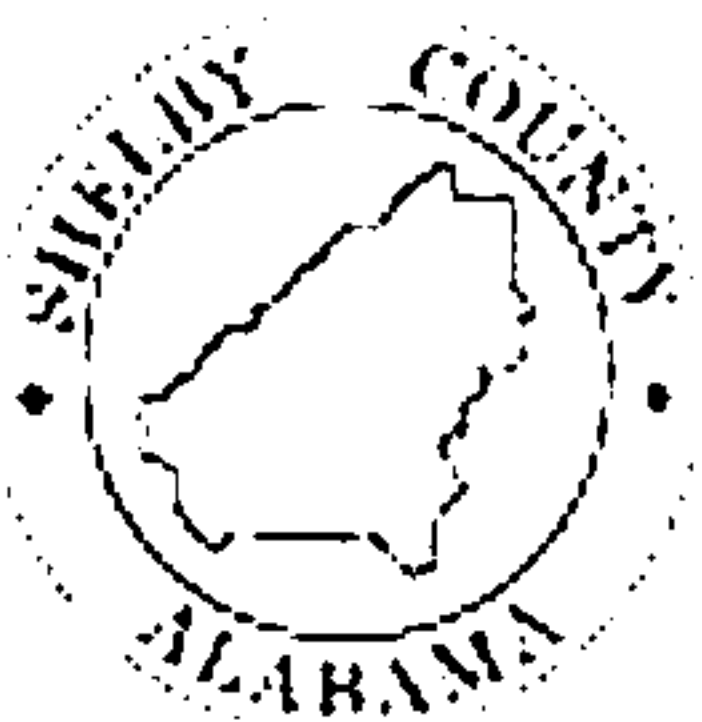
Print Melissa D. Coleman JAMES COLEMAN

Sign Melissa D. Coleman James Coleman
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/22/2020 08:56:15 AM
 \$115.00 JESSICA
 20200922000423930

Allen S. Bayl