

Commitment Number: 20NL51111

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:

Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14 9 29 0 000 001.036

20084961

QUITCLAIM DEED

DAVID ALLAN BELL, a married man, joined in execution by his spouse **AMANDA HOAR**, hereinafter grantor, whose tax-mailing address is **171 WEATHERLY WAY, PELHAM, AL 35124**, WITHOUT consideration paid, grants and quitclaims to **DAVID ALLAN BELL AND AMANDA HOAR, A MARRIED COUPLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter grantees, whose tax mailing address is **171 WEATHERLY WAY, PELHAM, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 162, ACCORDING TO THE SURVEY OF WEATHERLY, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 14, PAGE 73 A, B, AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TAX ID NO: 14 9 29 0 000 001.036

Property Address is: 171 WEATHERLY WAY, PELHAM, AL 35124

Prior instrument reference: **DOC#/BOOK-PAGE: 20180404000111480**

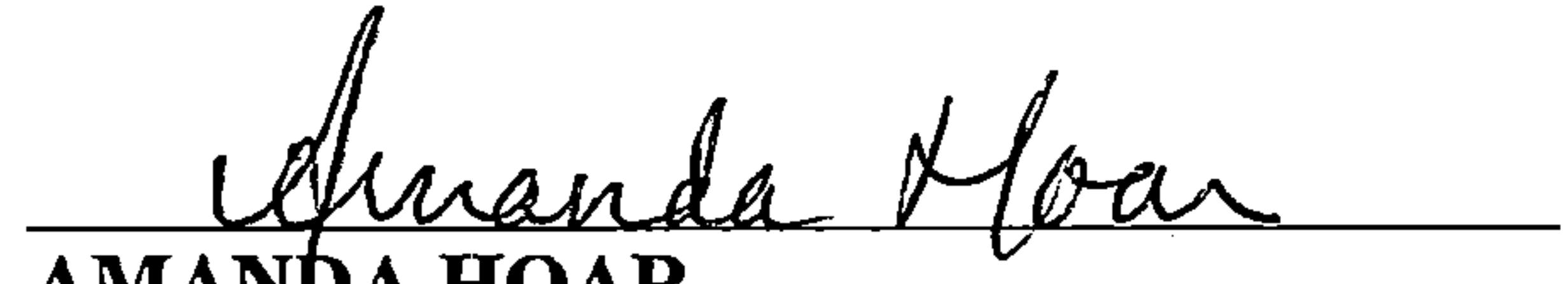
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 August 27, 2020:

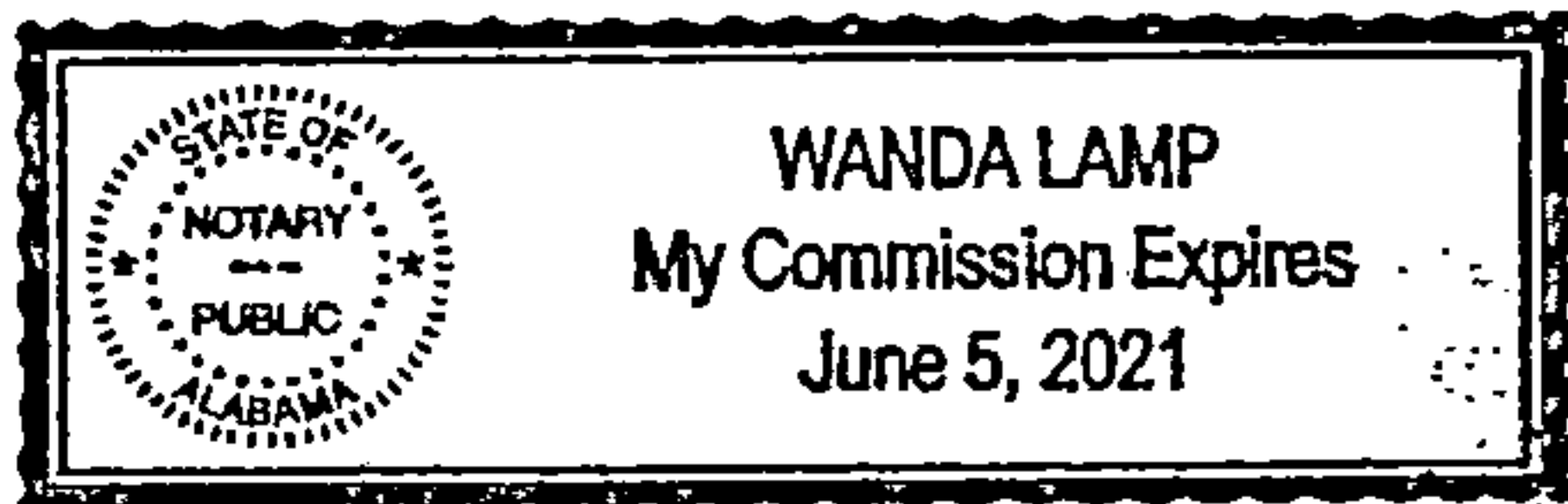

DAVID ALLAN BELL

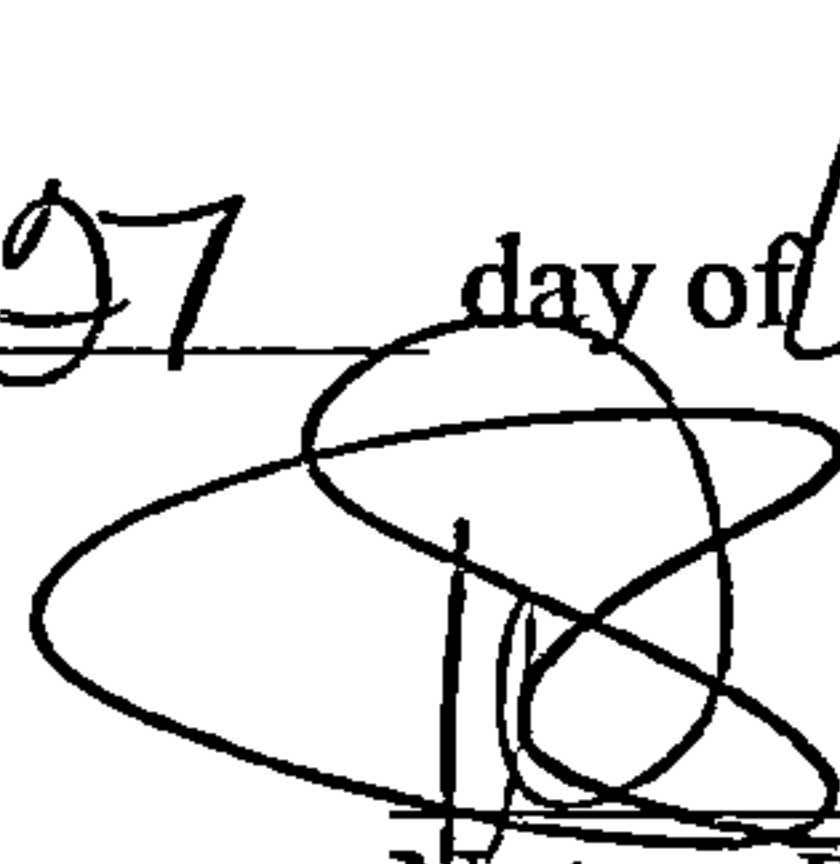

AMANDA HOAR

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **DAVID ALLAN BELL** and **AMANDA HOAR** 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 27 day of August, 2020




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name	DAVID ALLAN BELL	Grantee's Name	David Allan Bell and Amanda Hoar
Mailing Address	171 WEATHERLY WAY, PELHAM, AL 35124	Mailing Address	171 WEATHERLY WAY, PELHAM, AL 35124
Property Address	171 WEATHERLY WAY, PELHAM, AL 35124	Date of Sale	8-27-2020
		Total Purchase Price	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 394,600.00 1/2 = \$197,300.00

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 <u>assessor's website</u>
☐ 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 8-27-2020

Print Debbie Noel

☐ Unattested	☐ (verified by)	Sign <u>[Signature]</u>
-------------------------------------	--	-------------------------

(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
10/06/2020 11:44:16 AM
\$225.50 CHERRY
20201006000452530

Debbie Noel