

20210105000005390
01/05/2021 11:27:45 AM
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.

After Recording, Return To:

INSPIRE CLOSING SERVICES, LLC
420 ROUSER ROAD STE 500
MOON TWP., PA 15108
877-901-1629 453790

File No. 453790

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 4 20 3 005 033.000

QUITCLAIM DEED

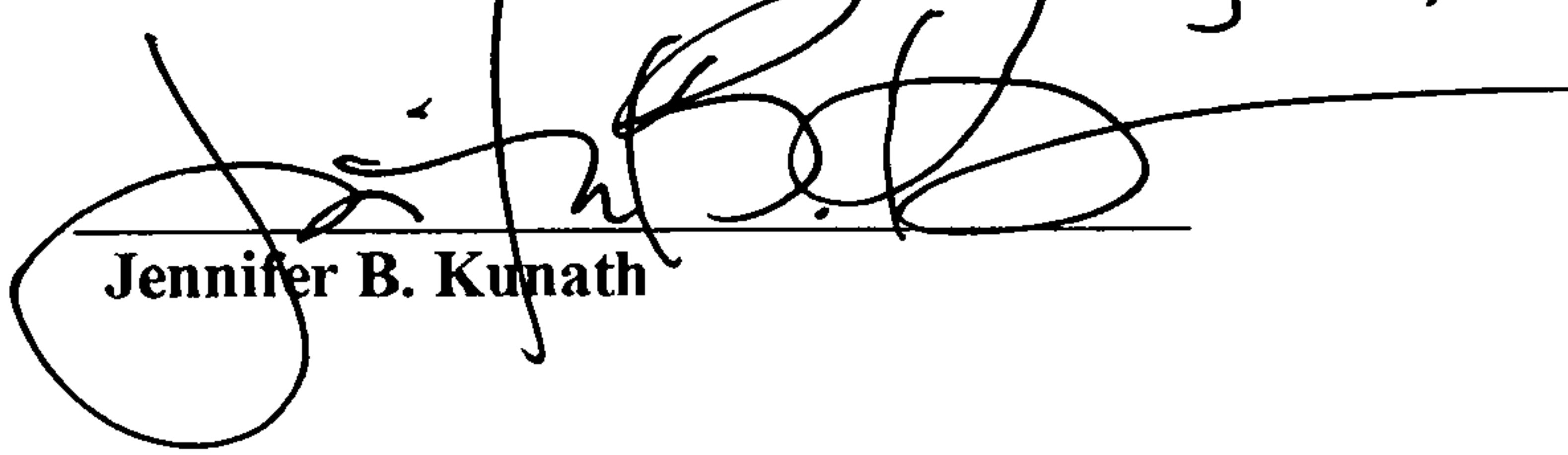
Exempt from recordation tax. Ala. Code Sec. 40-22-1 (b) (2)

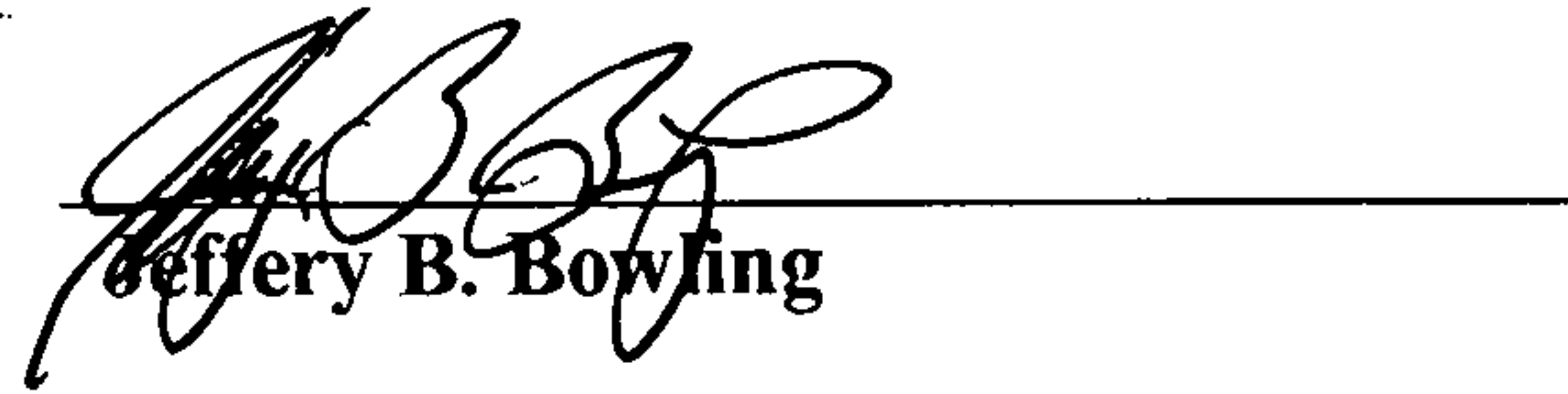
Jennifer B. Kunath and Jeffery B. Bowling, having acquired title as Jeffrey B. Bowling, wife and husband, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Jennifer B. Kunath and Jeffery B. Bowling, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, hereinafter grantees, whose tax mailing address is 4179 OLD CAHABA PKWY., HELENA, AL 35080, 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 Tanglewood Corporation, an Alabama corporation to Jennifer B. Kunath and Jeffrey B. Bowling, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple as set forth in Deed Instrument #20071206000552770 dated 11/30/2007, recorded 12/06/2007, SHELBY County, ALABAMA.**

Executed by the undersigned on July 23, 2020:

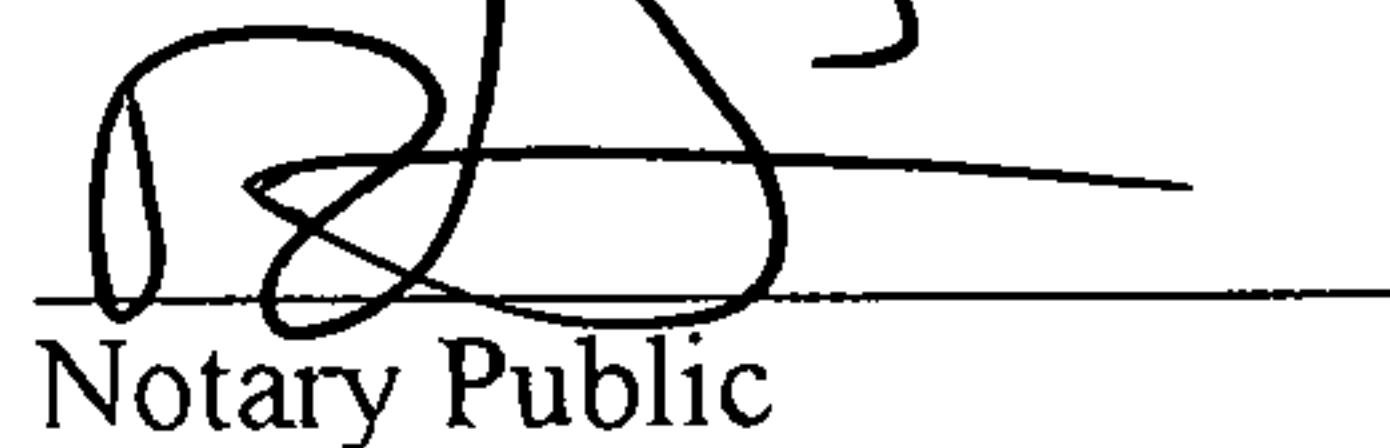

Jennifer B. Kunath


Jeffery B. Bowling

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jennifer B. Kunath** and **Jeffery B. Bowling** 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 23rd day of July, 2020


Notary Public

Robert N. West
Notary Public, Alabama State At Large
My Commission Expires May 2, 2021

Exhibit A

File No.: 453790

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

Lot 1816 according to the Survey of Old Cahaba V First Addition, as recorded in Map Book 35, Page 120, Shelby County, Alabama records.

Being the same property as conveyed from Tanglewood Corporation, an Alabama corporation to Jennifer B. Kunath and Jeffrey B. Bowling, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple as set forth in Deed Instrument #20071206000552770 dated 11/30/2007, recorded 12/06/2007, SHELBY County, ALABAMA.

Tax ID: 13 4 20 3 005 033.000

Real Estate Sales Validation Form

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

Grantor's Name Jennifer B. Kunath and Jeffery B. Bowling

Mailing Address _____

Grantee's Name Jennifer B. Kunath and Jeffery B. Bowling

Mailing Address 4179 OLD CAHABA PKWY.,
HELENA, AL 35080Property Address 4179 OLD CAHABA PKWY.,
HELENA, AL 35080

Date of Sale 7/23/20

Total Purchase Price 0.00

or

Actual Value \$

or

Assessor's Market Value \$267,600. 1/2 is 133,800

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 7/23/2020

Unattested

(verified by)

Print

Sign

(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
01/05/2021 11:27:45 AM
\$164.00 CHERRY
20210105000005390

Allison Boyd