

Commitment Number: 27439464
Seller's Loan Number: 0422962175

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

Transfer tax of \$136.00 included (which is based on ½ of the full value of property of \$271,800.00, that being \$135,900.00)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-9-31-0-000-001.108

QUITCLAIM DEED

Portia Hood, grantor, joined by her spouse Christopher Mullings whose mailing address is **417 WEATHERLY CLUB DR., PELHAM, AL 35124**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Portia Hood, married, and SHEILA HOOD, single**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **417 WEATHERLY CLUB DR., PELHAM, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 2705, according to the Survey of Weatherly Highlands Club Drive, Sector 27, as recorded in Map Book 27, Page 98, in the Probate Office of Shelby County, Alabama. Source of Title Deed Instrument No. 20181023000374290.

Property Address is: 417 WEATHERLY CLUB DR., PELHAM, AL 35124

Prior instrument reference: **20181023000374290**

~~whereby~~ 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 12/28/, 2020:

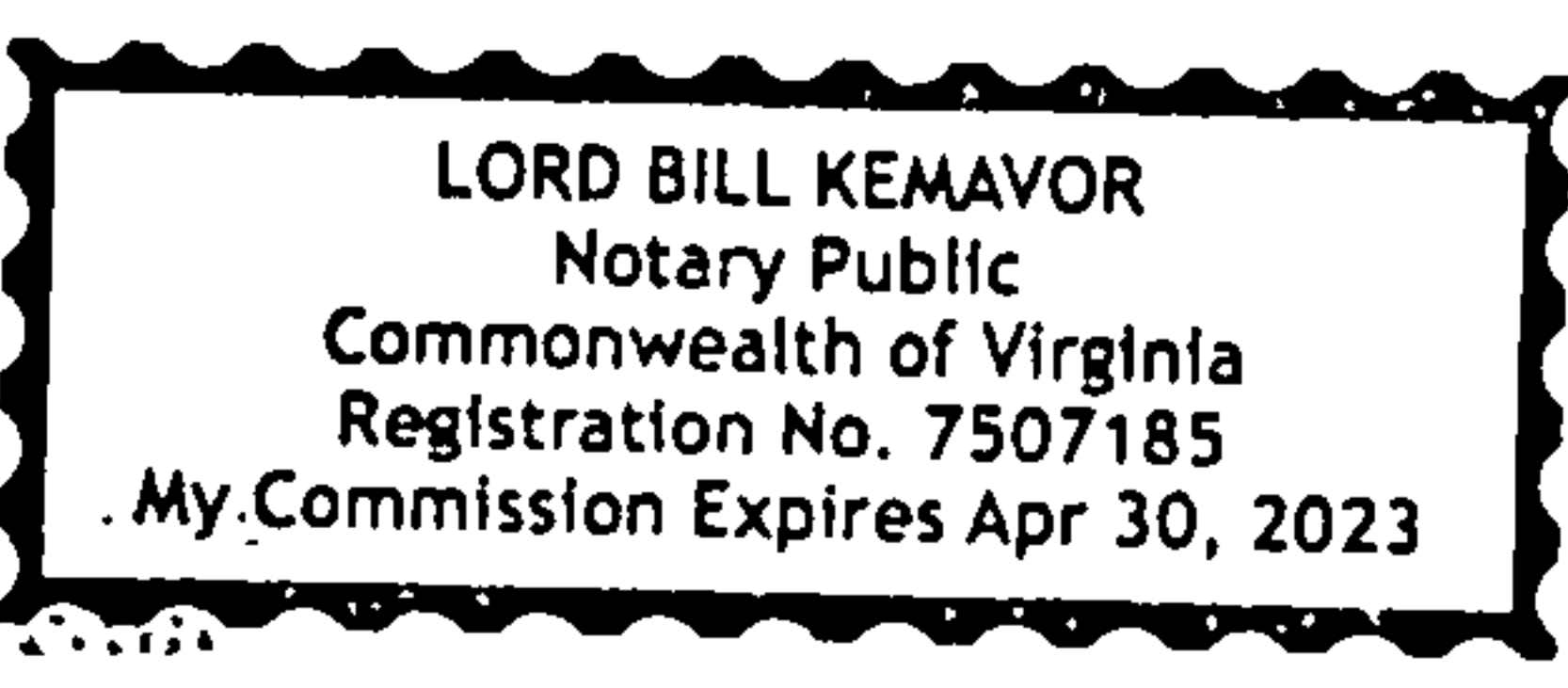
Portia Hood
Portia Hood

Christopher Mullings
Christopher Mullings

STATE OF VA
COUNTY OF Fairfax

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Portia Hood** and **Christopher Mullings** 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 28 day of Dec, 2020



Lord Bill Kemavor
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	<u>Portia Hood, grantor, joined by her spouse Christopher Mullings</u>	Grantee's Name	<u>Portia Hood and SHEILA HOOD</u>
Mailing Address	<u>417 WEATHERLY CLUB DR., PELHAM, AL 35124</u>	Mailing Address	<u>417 WEATHERLY CLUB DR., PELHAM, AL 35124</u>
Property Address	<u>417 WEATHERLY CLUB DR., PELHAM, AL 35124</u>	Date of Sale	_____
		Total Purchase Price	<u>1.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$271,800.00 /2 = \$135,900.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other assessor's website
<input type="checkbox"/> 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	<u>12/28/2020</u>	Print	<u>Portia Hood</u>
Unattested	_____	Sign	<u>Portia Hood</u>
	(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
 01/12/2021 08:16:50 AM
 \$164.00 CHERRY
 20210112000017450

Alvin S. Bayl