

20210113000020900
01/13/2021 09:58:52 AM
QCDEED 1/4

Commitment Number: 27589950

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 \$60.50 included (which is based on ½ of the full assessed value of \$121,000.00, being \$60,500.00)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
229311002029000

QUITCLAIM DEED

Jason Jeffcoat, joined by his spouse Ashley Jeffcoat, (whose mailing address is 252 Carrington Ln., Calera, AL 35040), and Nicole Jeffcoat, single, (whose mailing address is 1513 Greenhouse Parkway, Calera, AL 35040), who were formerly a married couple but are now divorced as per Case No.: 58-DR-2017-900669.00 In The Circuit Court Of Shelby County, Alabama, Filed on December 12, 2017, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jason Jeffcoat, married, hereinafter grantee, whose tax mailing address is 252 Carrington Ln., Calera, AL 35040,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 34, according to the Resurvey of Carrington Subdivision - Sector II, as recorded in Map Book 26, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to: all easements, restrictions and rights-of-way of record. SOURCE OF TITLE: DEED INSTRUMENT NO. 20151102000379990

Property Address is: 252 Carrington Ln., Calera, AL 35040

Prior instrument reference: **20151102000379990**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

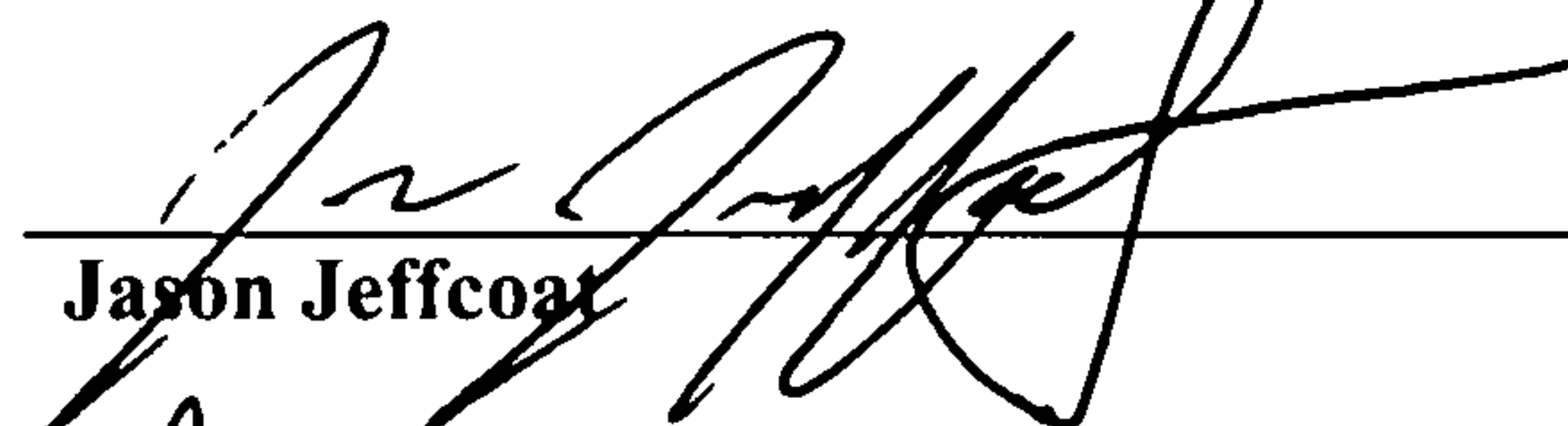
those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

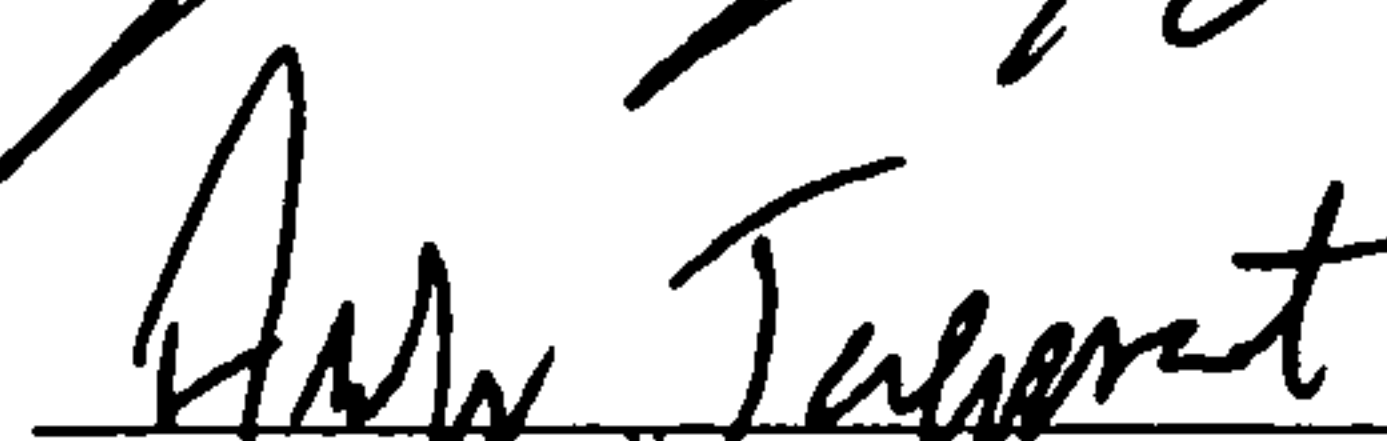
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 16, 2020:



Jason Jeffcoat

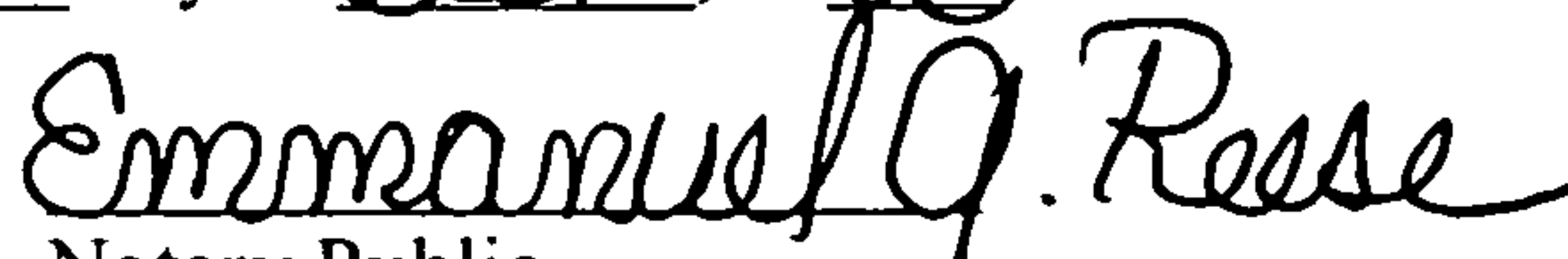


Ashley Jeffcoat

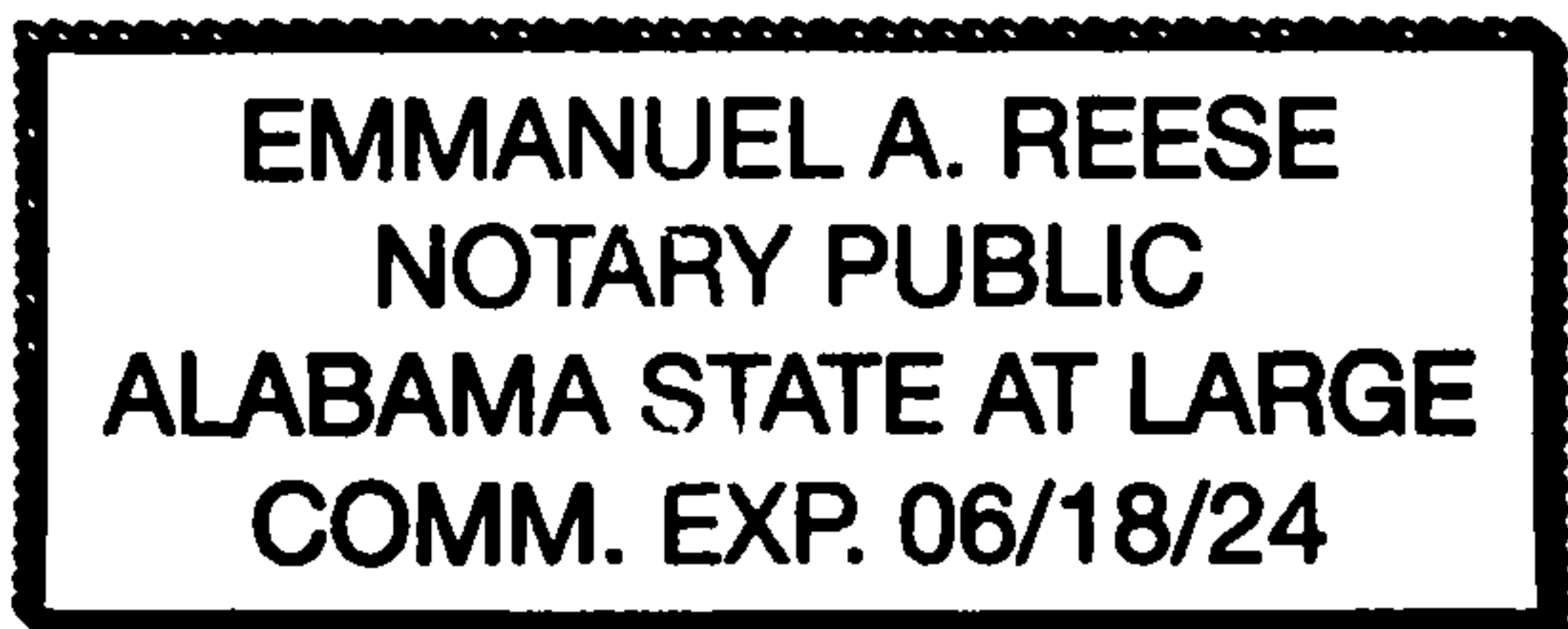
STATE OF Alabama
COUNTY OF Shelby

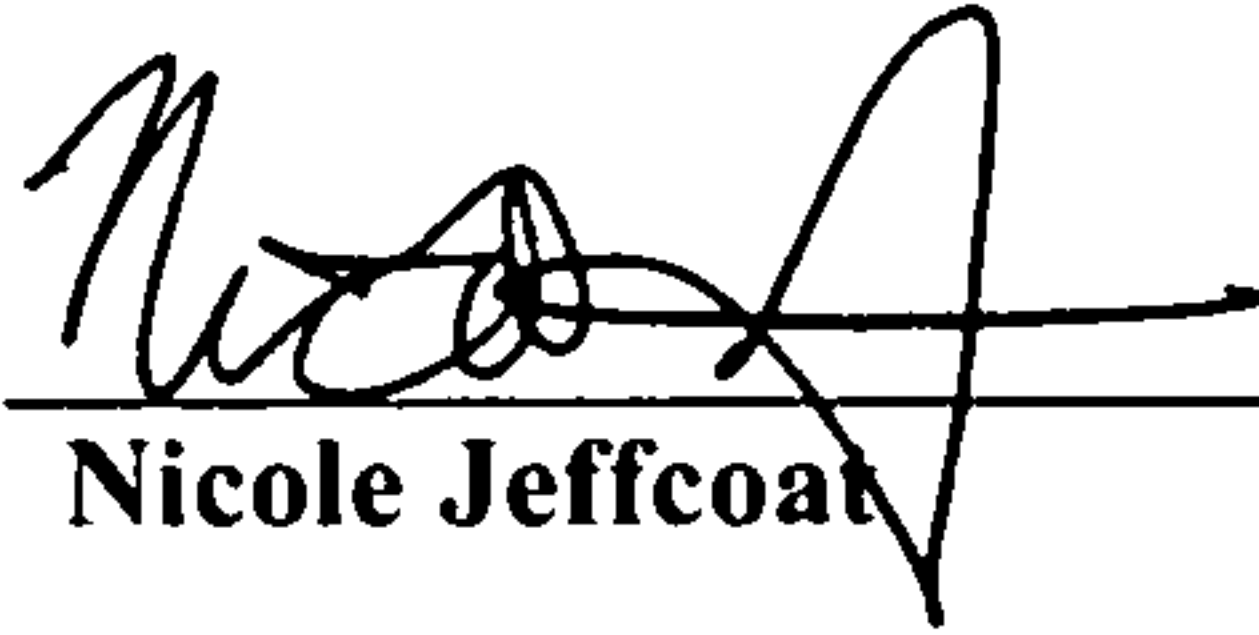
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jason Jeffcoat** and **Ashley Jeffcoat** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 16th day of Dec., 2020



Notary Public





Nicole Jeffcoat

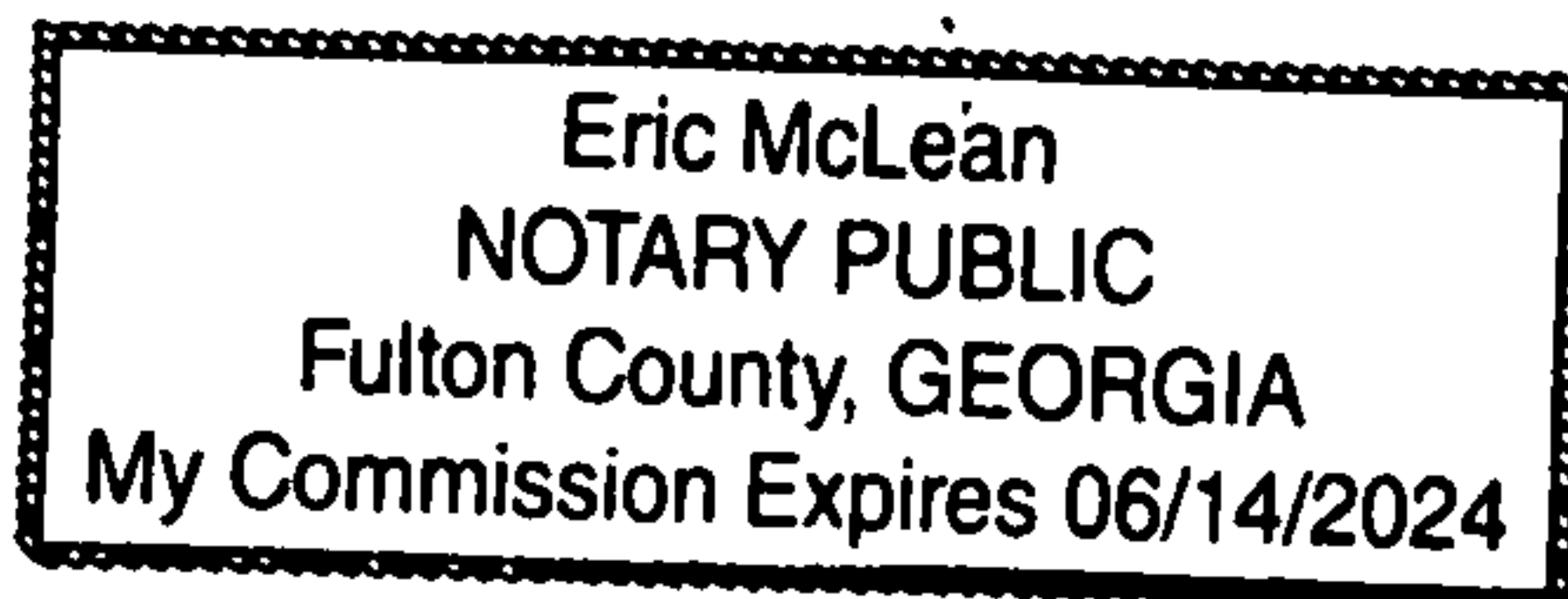
STATE OF Georgia
COUNTY OF Cobb

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Nicole Jeffcoat** 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 9 day of December 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 Jason Jeffcoat and Nicole Jeffcoat
 Mailing Address J:252 Carrington Ln., Calera, AL 35040

Grantee's Name Jason Jeffcoat
 Mailing Address 252 Carrington Ln., Calera, AL 35040

Property Address 252 Carrington Ln., Calera, AL 35040

Date of Sale
 Total Purchase Price 1.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$121,000.00 / 2 = \$60,500.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assessor's website

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 12-16-2020

Print Jason Jeffcoat

Unattested

Sign

(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
 01/13/2021 09:58:52 AM
 \$91.50 CHERRY
 20210113000020900

Allen S. Bayl