

20210302000103970
03/02/2021 10:34:24 AM
QCDEED 1/3

Commitment Number: 28039663
Seller's Loan Number: 12697393

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 \$1.00 included (min due exempt fee) DUE TO UPDATING NAME DUE TO MARRIAGE ONLY

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097350004003040

QUITCLAIM DEED

Jonathan Howard and Kennedy E. Tolbert N/K/A Kennedy E. Howard, a married couple, whose mailing address is **376 Timber Trail Chelsea, AL 35043**, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jonathan Howard and Kennedy E. Howard, a married couple, joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **376 Timber Trail Chelsea, AL 35043**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 54, according to the Survey of Countryside at Chelsea, Third Sector, as recorded in Map Book 12, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama. Source of Title: Deed Instrument No. 20161206000444360

Property Address is: 376 Timber Trail Chelsea, AL 35043

Prior instrument reference: **20161206000444360**

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 grantees forever.

Executed by the undersigned on February 8, 2021 :

Jonathan Howard
Jonathan Howard

Kennedy E. Tolbert, N/K/A Kennedy E. Howard
Kennedy E. Tolbert, N/K/A
Kennedy E. Howard

STATE OF Alabama
COUNTY OF Shelby 12

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jonathan Howard** and **Kennedy E. Tolbert, N/K/A Kennedy E. Howard** 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 8th day of February 2021

Kimberly Miller
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	Jonathan Howard and Kennedy E. Tolbert N/K/A Kennedy E. Howard	Grantee's Name	Jonathan Howard and Kennedy E. Howard
Mailing Address	376 Timber Trail Chelsea, AL 35043	Mailing Address	376 Timber Trail Chelsea, AL 35043
Property Address	376 Timber Trail Chelsea, AL 35043	Date of Sale	
		Total Purchase Price	1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$211,900.00 *

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 assessor's website / *UPDATING NAME ONLY DUE TO MARRIAGE
☐ 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 02/08/21Print Jonathan Howard

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 10:34:24 AM
\$29.00 CHERRY
20210302000103970

Allen S. Boyd

Form RT-1