

20210317000133030
03/17/2021 09:13:47 AM
QCDEED 1/7

17-746969

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT DOUGLAS R. GLASSCOCK, an unmarried man, REBECCA J. GLASSCOCK, an unmarried woman, who acquired title as husband and wife and MARY LYNN GLASSCOCK, a married woman, joined by her spouse, RAYMON GLASSCOCK (together herein, "Grantors"), whose address is 109 Forest Parkway, Alabaster, AL 35007, for and in consideration of the sum of Ten Dollars (\$10.00)* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to REBECCA J. GLASSCOCK, an unmarried woman (herein, "Grantee"), whose address is 109 Forest Parkway, Alabaster, AL 35007, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 109 Forest Parkway, Alabaster, AL 35007

SOURCE OF TITLE: Dec # 20031121000769578

PROPERTY ID: 23-7-26-0-001-007.006

REAL PROPERTY TAX: \$ 753.64 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

* Tax is based on \$135,450.00 km

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 11 day of DEC, 2020.

GRANTOR:

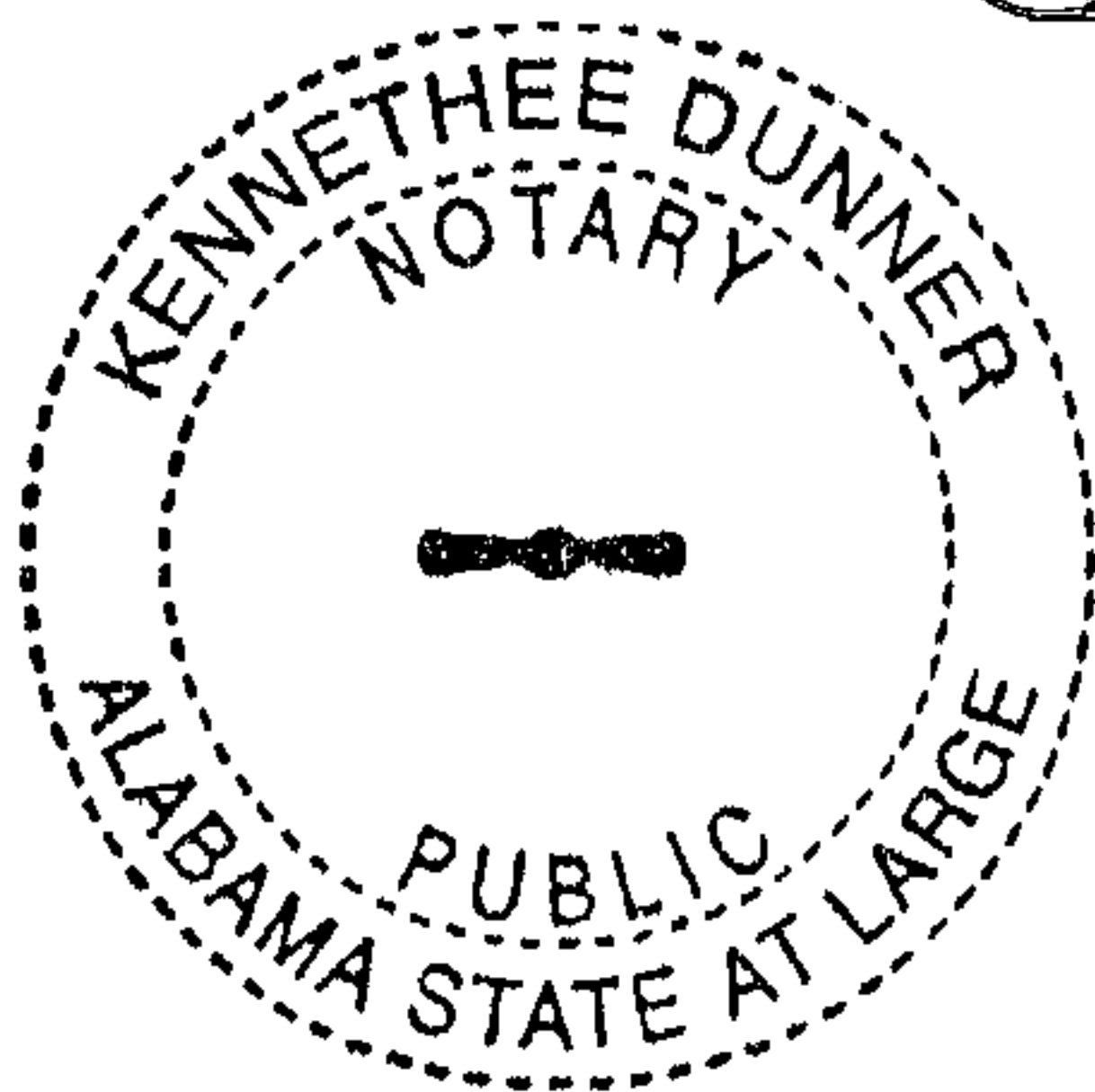
Douglas R. Glasscock (SEAL)
Douglas R. Glasscock

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kenneth Dummer, the undersigned Notary Public in and for said State and County, hereby certify that Douglas R. Glasscock, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2020.

[Affix Notary Seal]



Kenneth Dummer
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/12/2023

GRANTOR:

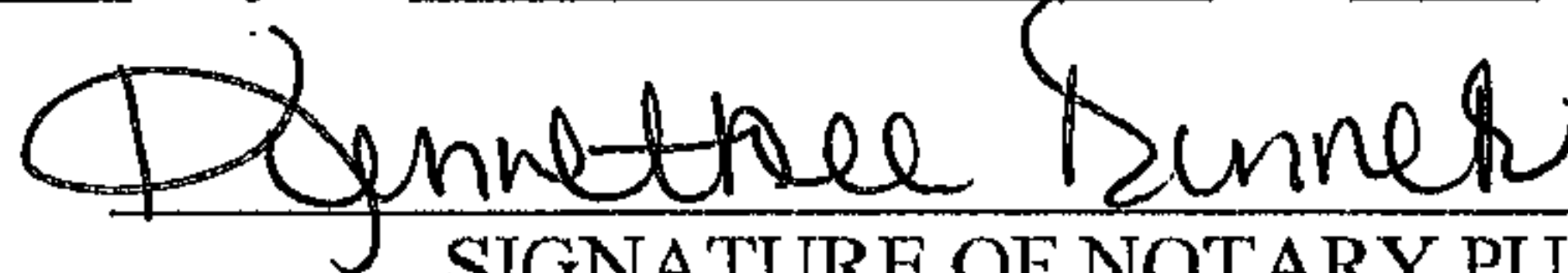
 (SEAL)
Rebecca J. Glasscock

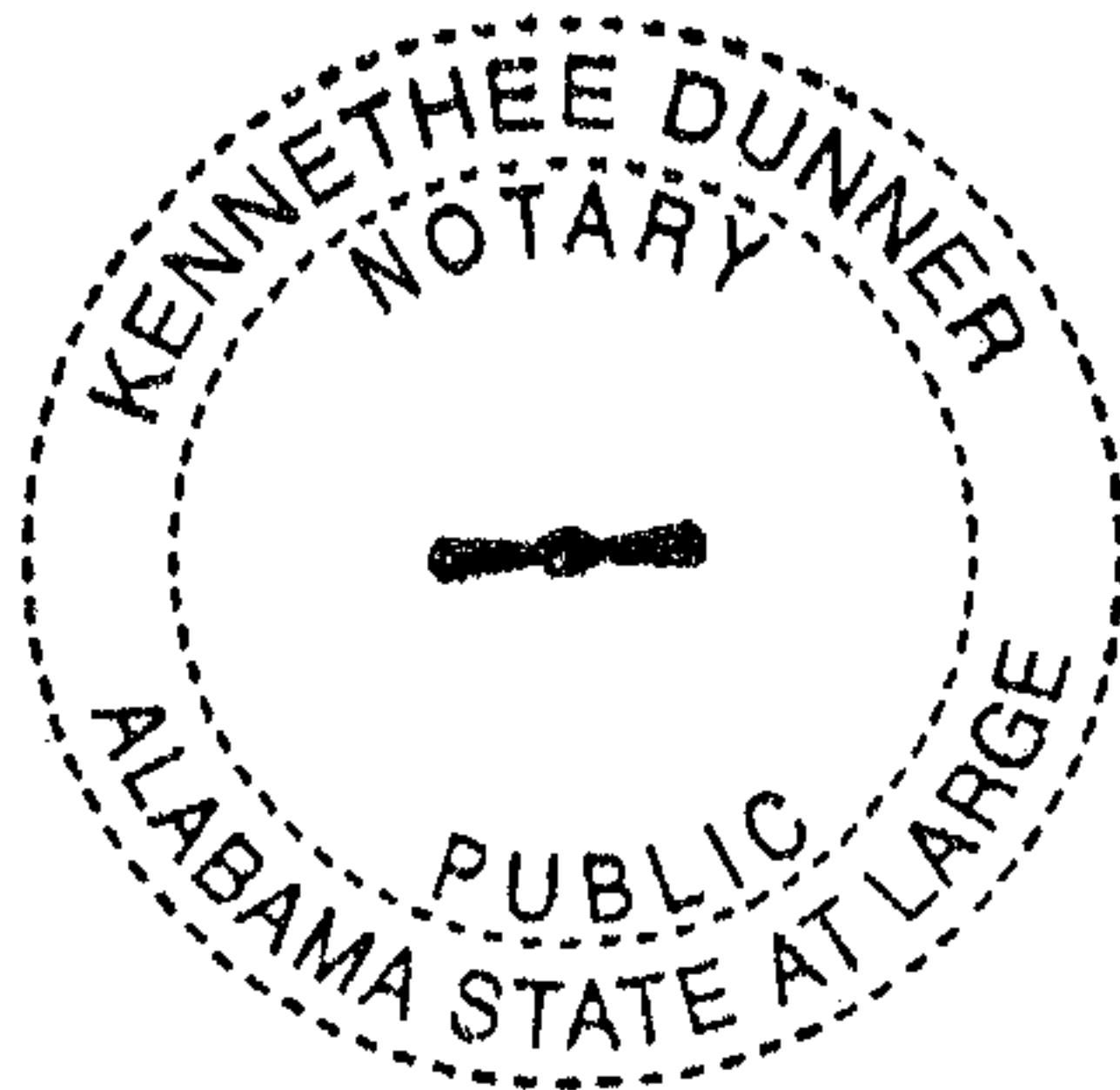
STATE OF ALABAMA
COUNTY OF SHELBY

I, Kenneth Danner, the undersigned Notary Public in and for said State and County, hereby certify that Rebecca J. Glasscock, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2020.

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/12/2023



GRANTOR:

Mary Lynn Glascock (SEAL)
Mary Lynn Glascock

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kenneth Dunner, the undersigned Notary Public in and for said State and County, hereby certify that Mary Lynn Glascock, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

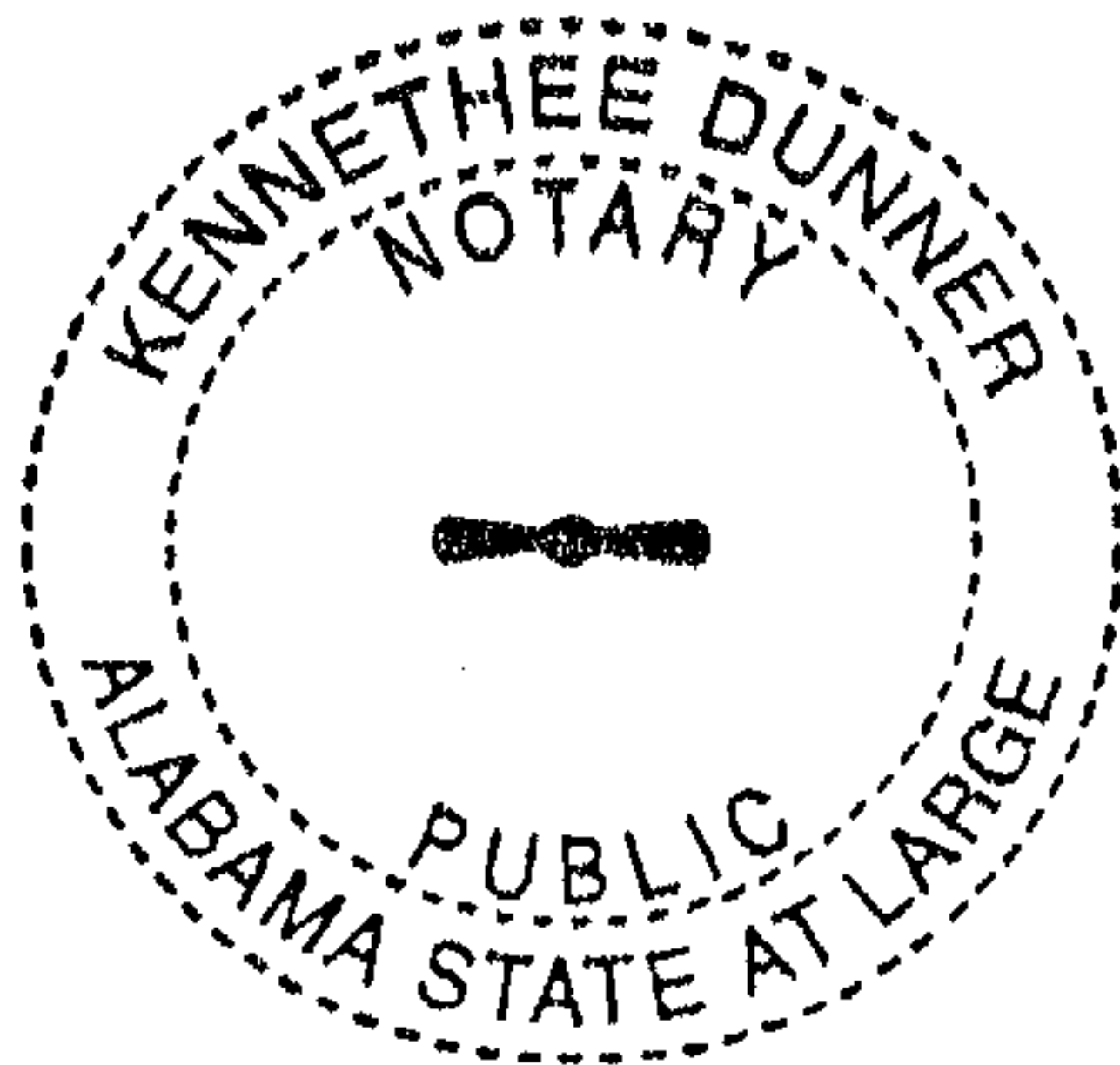
Given under my hand and official seal this 11th day of December, 2020.

[Affix Notary Seal]

Kenneth Dunner

SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/12/2023



GRANTOR:

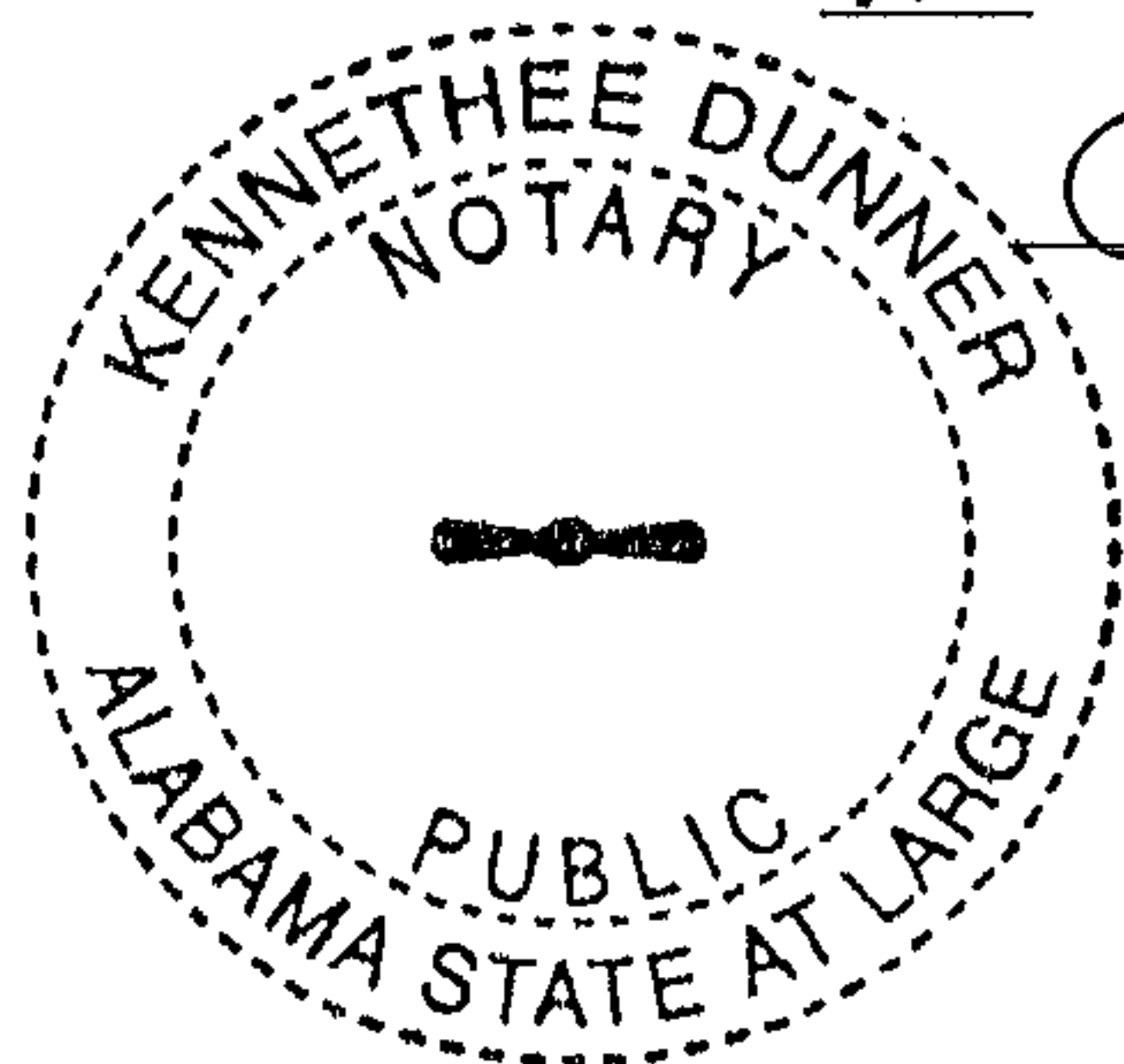
Raymon Glasscock (SEAL)
Raymon Glasscock

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kenneth Danner, the undersigned Notary Public in and for said State and County, hereby certify that Raymon Glasscock, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2020.

[Affix Notary Seal]



Kenneth Danner

SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/12/2023

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

ARMOUR SETTLEMENT SERVICES, LLC
10220 S. DOLFIELD RD., SUITE 200
OWINGS MILLS, MD 21117

The Grantee's address is:

REBECCA J. GLASSCOCK
109 FOREST PARKWAY
ALABASTER, AL 35007

Order Number: 17-746969

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Alabama, County of Shelby, described as follows:

Lot 39, according to the Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155 in the Office of the Judge of Probate of Shelby County, Alabama.

A.P.N.: 23-7-26-0-001-007.006

Real Estate Sales Validation Form

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

Grantor's Name Douglas R. Glasscock,
 Mailing Address Rebecca J. Glasscock ✕
 109 Forest Parkway
 Alabaster, AL 35007

Grantee's Name Rebecca J. Glasscock
 Mailing Address 109 Forest Parkway
 Alabaster, AL 35007



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/17/2021 09:13:47 AM
 S177.50 CHERRY
 20210317000133030

Property Address 109 Forest Parkway
 Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 180,600.00

* Mary Lynn Glasscock and
 Raymon Glasscock

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 paying tax on 3/4's = \$135,450

tax is \$135.50

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 12-11-2020

Print Rebecca Glasscock

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1