

20210408000177710
04/08/2021 02:43:41 PM
QCDEED 1/4 1

Commitment Number: 28132495
Seller's Loan Number: 0574222667

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (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 \$162.50 included (which is based on ½ of the full value of property of \$324,200.00, that being \$162,100.00)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092033301084000

QUITCLAIM DEED

Carmen M. Robinson, grantor, a married woman, whose mailing address is 1120 MONAGHAN DR, BIRMINGHAM, AL 35242, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Carmen M. Robinson and Khris Robinson, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is 1120 MONAGHAN DR, BIRMINGHAM, AL 35242, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 84A, according to the Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, pages 123A, 123B and 123C. in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnivant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration"). SOURCE OF TITLE: DEED INSTRUMENT NO. 20130807000321650 Assessor's Parcel No: 092033301084000 Property Address is: 1120 MONAGHAN DR, BIRMINGHAM, AL 35242

Prior instrument reference: 20130807000321650

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.

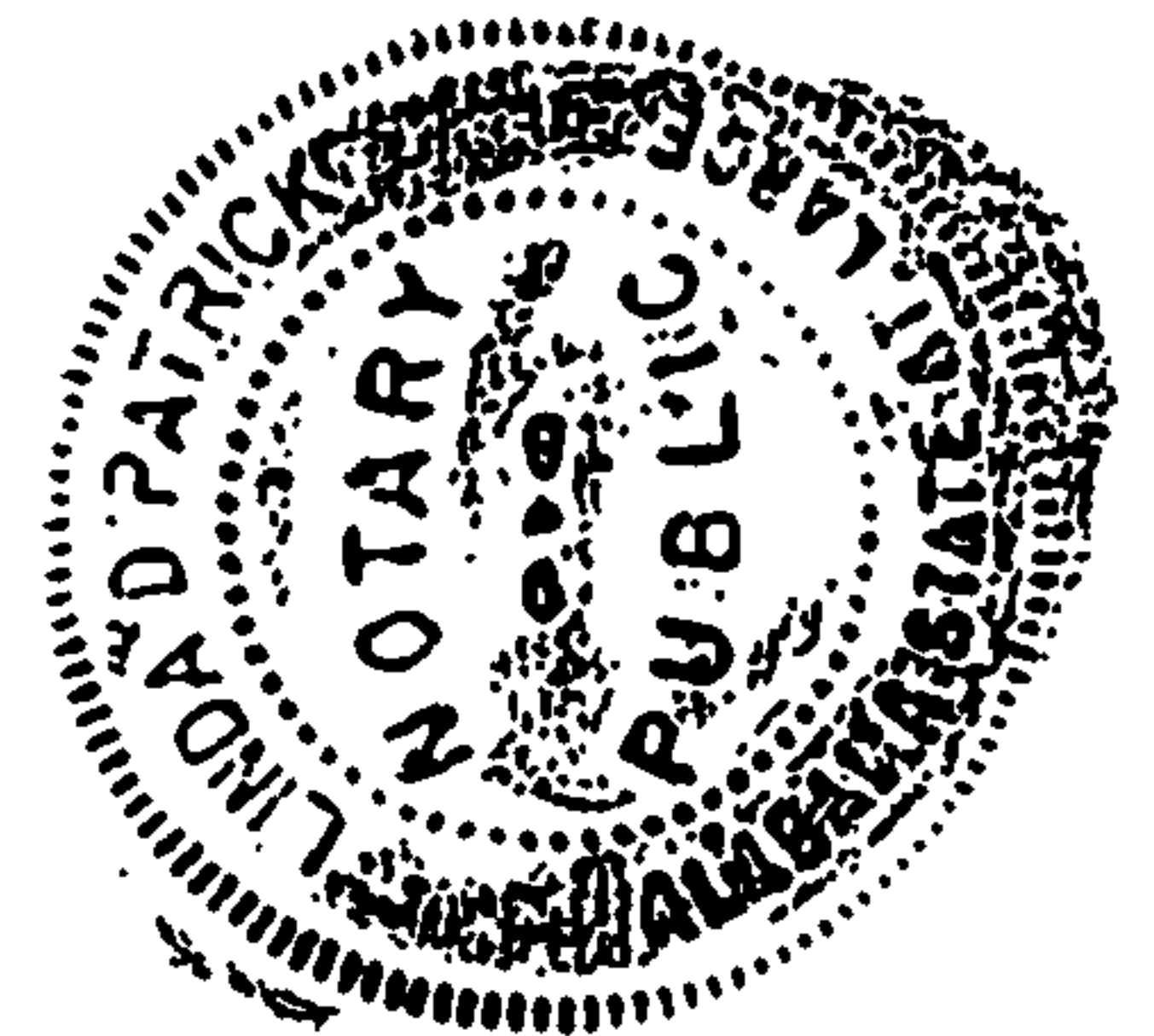
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 19 March, 2021:

Carmen M. Robinson

Carmen M. Robinson

STATE OF Al
COUNTY OF Shelby



I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Carmen M. Robinson** 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 and official seal this 19 day of Mar, 2021

Linda D. Patridge
Notary Public Linda D. Patridge

Real Estate Sales Validation Form

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

Grantor's Name Carmen M. Robinson!

Grantee's Name Carmen M. Robinson and
Khris Robinson

Mailing Address 1120 MONAGHAN DR,
BIRMINGHAM, AL 35242

Mailing Address 1120 MONAGHAN DR,
BIRMINGHAM, AL 35242

Property Address 1120 MONAGHAN DR,

Date of Sale

BIRMINGHAM, AL 35242

Total

Purchase Price 1.00

1.00 or

Actual Value \$ or

\$ or

Assessor's Market Value \$324,200.00 /2 = \$162,100.00

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

 x Other assessor's website

 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 3-19-2021

Print Carmen M. Robinson Kareis L. Robinson

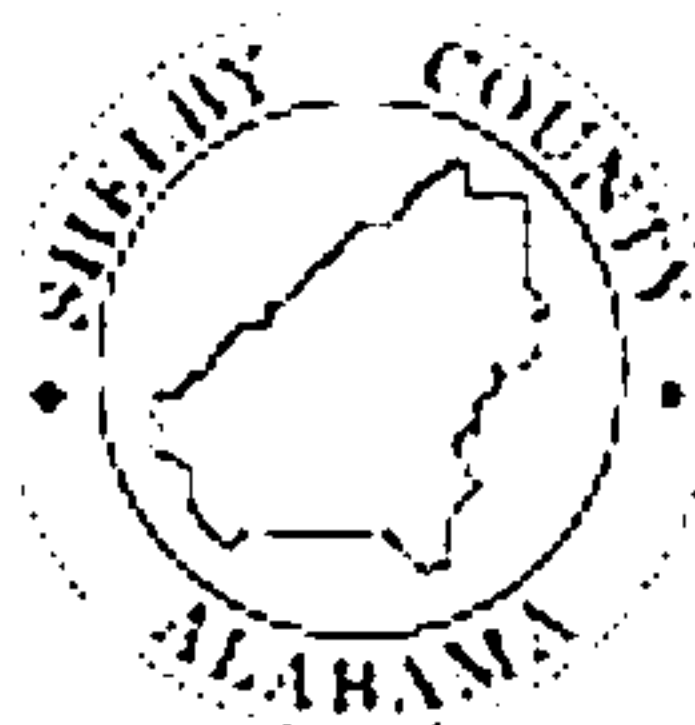
Sign Carmen M. Robinson Kareis L. Robinson

Unattested

(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
04/08/2021 02:43:41 PM
\$193.50 CHERRY
20210408000177710

Allie S. Bayl