

20210429000213810
04/29/2021 03:04:53 PM
QCDEED 1/3

Commitment Number: 20NLA2370

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:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 6 23 2 003 014.000

20150148

QUITCLAIM DEED

Cristi Lynn Barnett, nka Christi Rhodes, married to Michael Rhodes, as sole owner, hereinafter grantor, whose tax-mailing address is 114 BROOK CIR., PELHAM, AL 35124-3901, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Christi Rhodes and Michael Rhodes, as joint tenants, hereinafter grantee, whose tax mailing address is 114 BROOK CIR., PELHAM, AL 35124-3901, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 58, ACCORDING, TO THE SURVEY OF IVY BROOK, PHASE TWO, SECOND ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID NO: 13 6 23 2 003 014.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED GRANTOR: FREDERICK F. CLAY AND LATASHIA M. CLAY, HUSBAND AND WIFE GRANTEE: CRISTI LYNN BARNETT, AS SOLE OWNER DATED: 02/20/2014 RECORDED: 03/26/2014 DOC#/BOOK-PAGE: 20140326000083760

Property Address is: 114 BROOK CIR., PELHAM, AL 35124-3901

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 grantee forever.

Executed by the undersigned on February 17, 2020: 2021

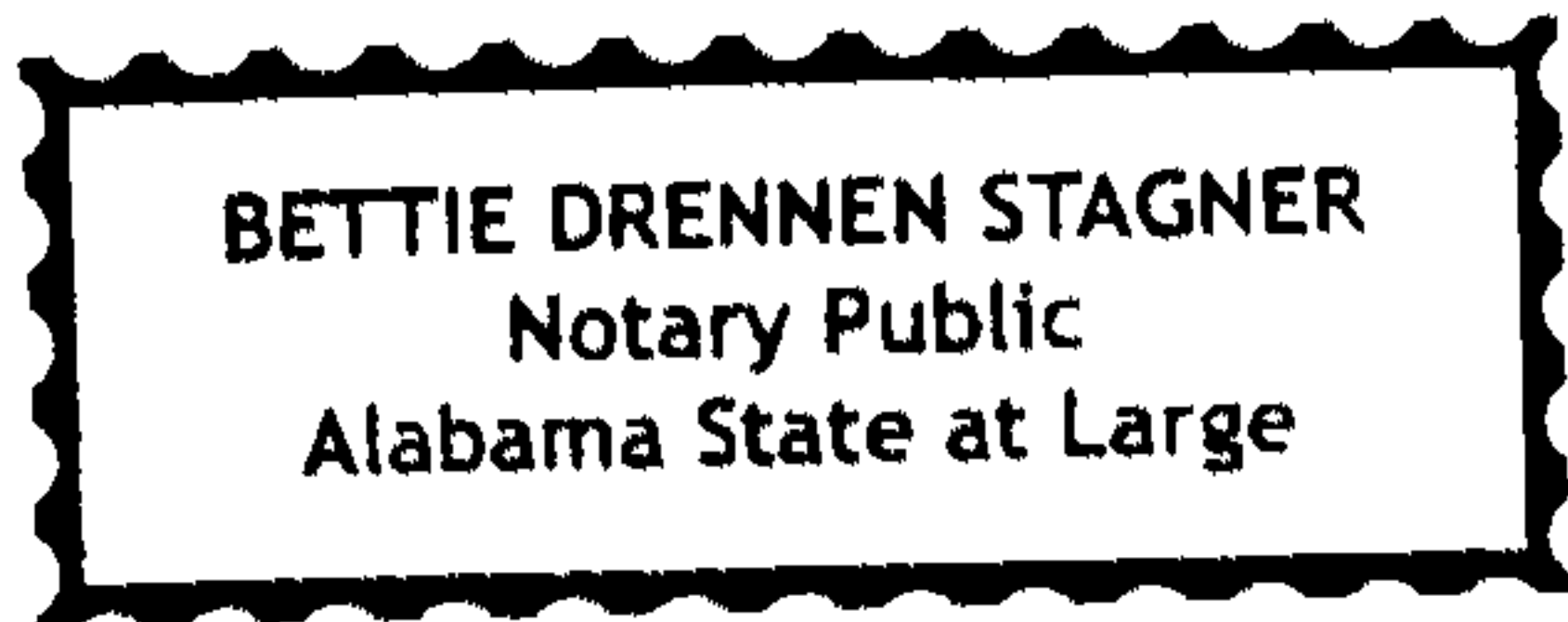
Cristi Lynn Barnett nka Cristi Rhodes
Cristi Lynn Barnett nka Cristi Rhodes

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Cristi Lynn Barnett nka Cristi Rhodes** 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 17th day of February, 2020: 2021

Bettie Drennen Stagner
Notary Public



My Commission Expires
August 5, 2024

Real Estate Sales Validation Form

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

Grantor's Name Cristi Lynn Barnett, as sole owner

Grantee's Name Christi Rhodes and Michael Rhodes, as joint tenants

Mailing Address 114 BROOK CIR., PELHAM, AL 35124-3901

Mailing Address 114 BROOK CIR., PELHAM, AL 35124-3901

Property Address 114 BROOK CIR., PELHAM, AL 35124-3901

Date of Sale 2-17-2021

Total Purchase Price 183,600.00

or

Actual Value \$

or

Assessor's Market Value \$

183,600.00 / \$91,800.00 1/2 taxable

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 February 17, 2021

Print Cristi Lynn Barnett

Sign

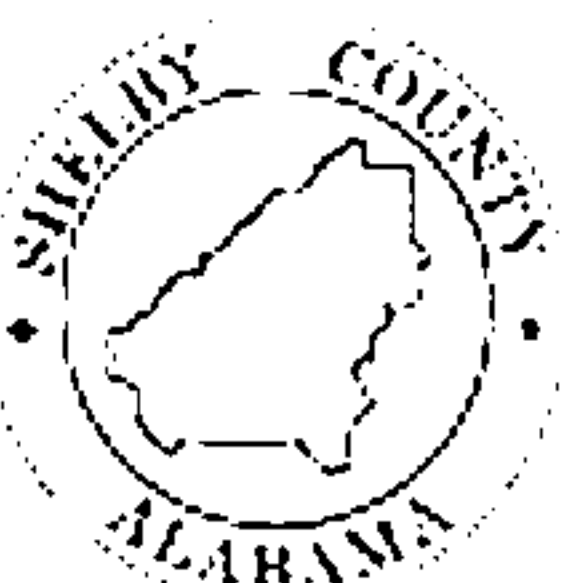
Cristi Lynn Barnett

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/29/2021 03:04:53 PM
 \$121.00 CHERRY
 20210429000213810

Alli S. Bayl