

20210513000238590
05/13/2021 03:20:31 PM
QCDEED 1/5

Commitment Number: 25827676
Seller's Loan Number: 400382818

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
137252003032000

QUITCLAIM DEED

Elizabeth Cox, unmarried and Andrea Cox, unmarried, (mother/daughter), whose mailing address is **117 Highview Cove, Pelham, AL 35124**, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Andrea M. Cox**, an unmarried woman, hereinafter grantee, whose tax mailing address is **117 Highview Cove, Pelham, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 247, according to the final Plat High Ridge Village Phase 7, as recorded in Map Book 31, Page 39, in the Probate Office of Shelby County, Alabama.

Source of Title: Deed Instrument No, 20150911000319300

Assessor's Parcel No: 137252003032000

Property Address is: 117 Highview Cove, Pelham, AL 35124

Prior instrument reference: 20150911000319300

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.

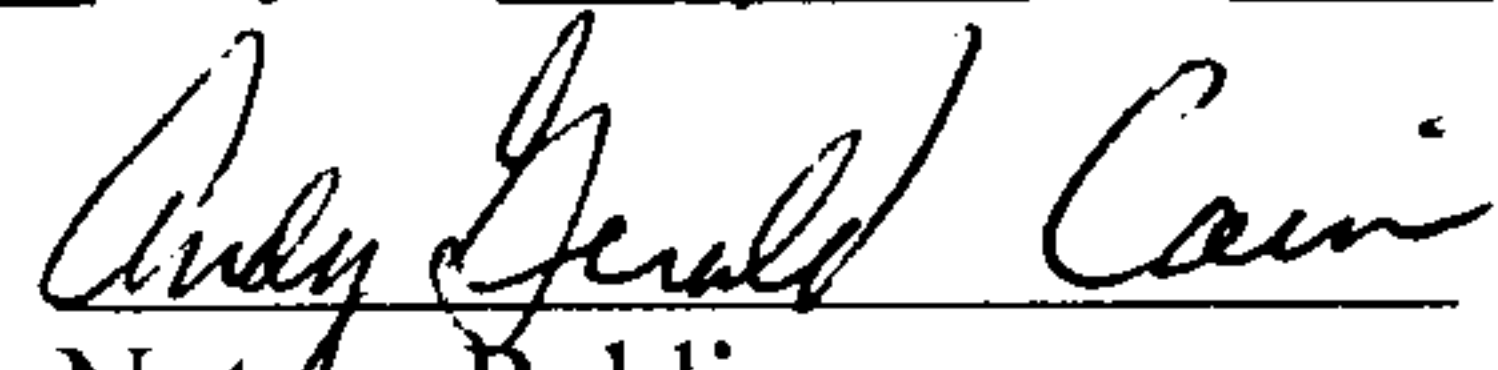
Executed by the undersigned on 04 / 21, ^{AGC}~~2019~~: 2021

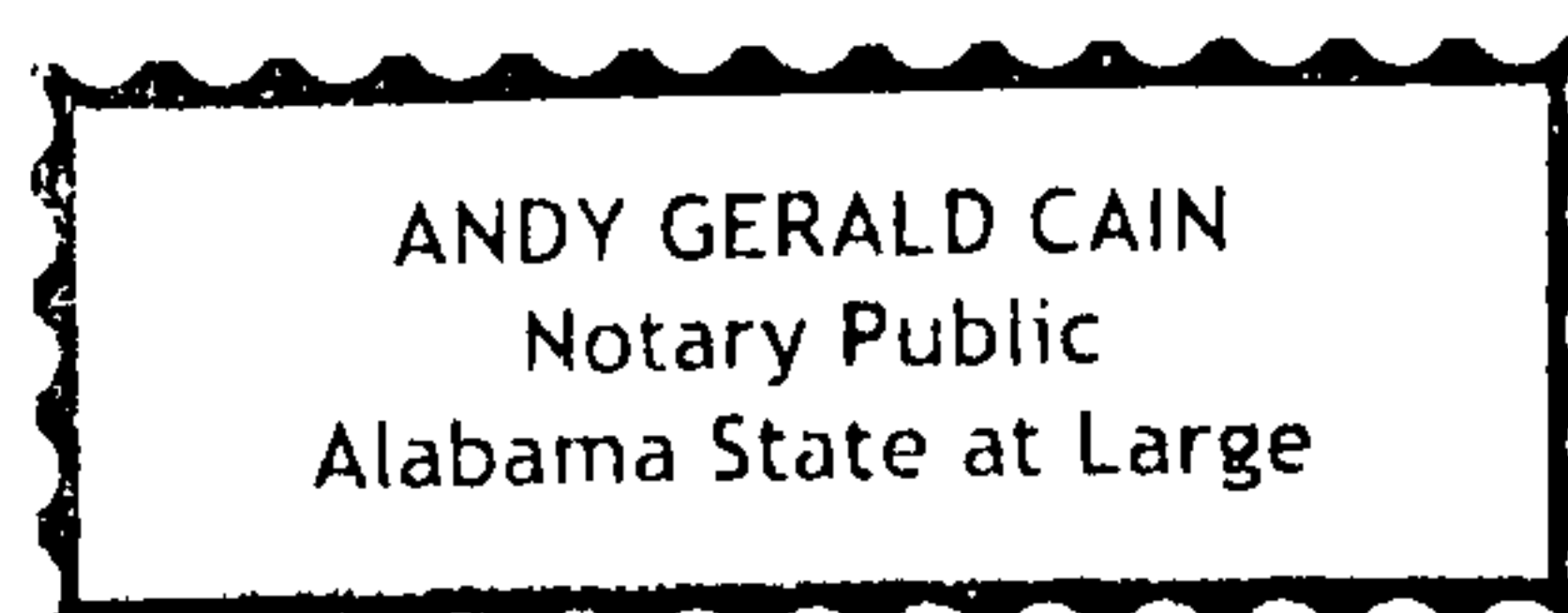

Elizabeth Cox

STATE OF Alabama
COUNTY OF Houston

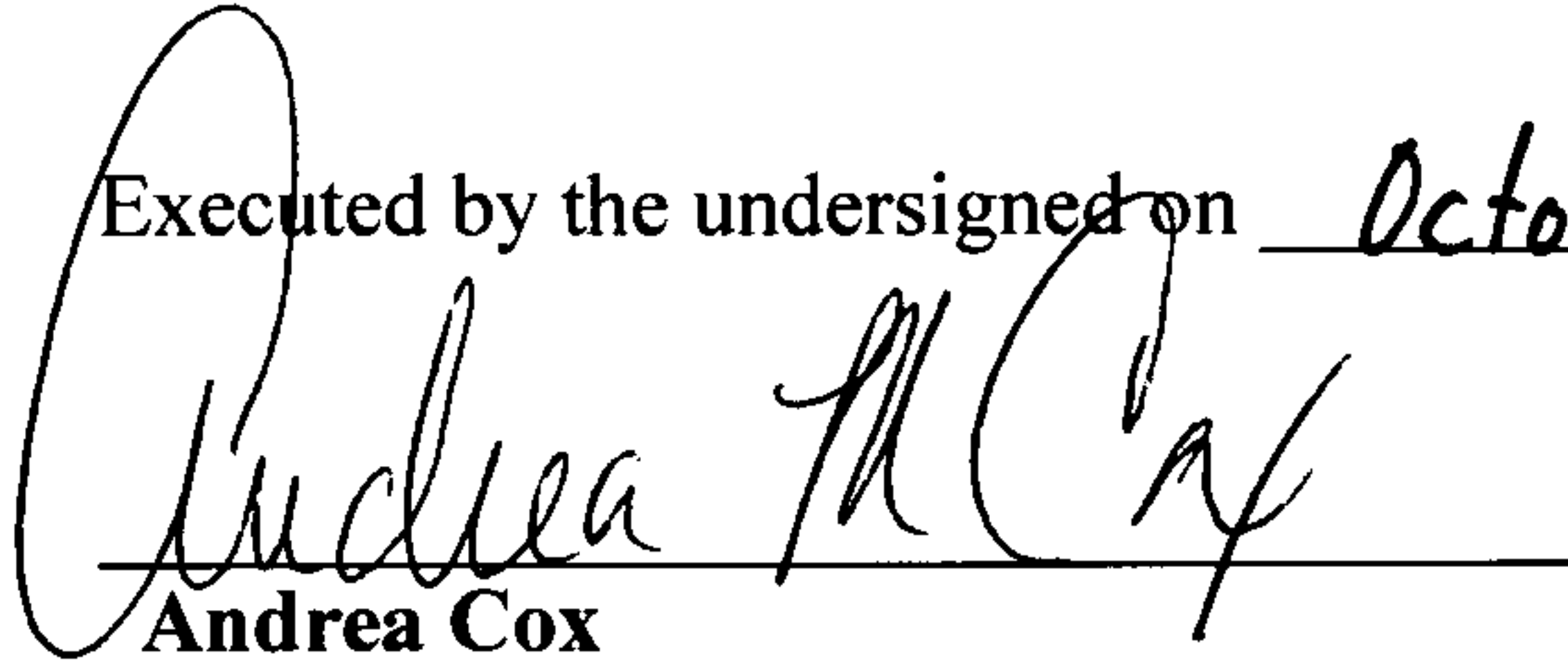
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Elizabeth Cox** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the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

Given under my hand an official seal this 21 day of 04, 2021


Notary Public



Executed by the undersigned on October 28, 2019:


Andrea Cox

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Andrea Cox** 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 28th day of October, 2019


Notary Public

Expire 3-18-23



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Elizabeth Cox and Andrea Cox
 Mailing Address 117 Highview Cove
Pelham, AL 35124

Grantee's Name Andrea M. Cox
 Mailing Address 117 Highview Cove
Pelham, AL 35124

Property Address 117 Highview Cove
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$1.00
 or
 Actual Value \$83,050.00
 or
 Assessor's Market Value \$166,100.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Collector

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 10/28/19

Print

Sign

Unattested

(verified by)

Andrea Cox
Andrea M. Cox
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Elizabeth.Cox and Andrea Cox
 Mailing Address 117 Highview Cove
Pelham, AL 35124

Grantee's Name Andrea M. Cox
 Mailing Address 117 Highview Cove
Pelham, AL 35124

Property Address 117 Highview Cove
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$1.00
 or
 Actual Value \$83,050.00
 or
 Assessor's Market Value \$166,100.00

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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 04/21/2021

Print Elizabeth Cox

☒ Unattested

Andy Gerald Cain
 (verified by)

Sign Elizabeth Cox
 (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
 05/13/2021 03:20:31 PM
 S117.50 CHERRY
 20210513000238590

Allen S. Bayl