

20210525000256350
05/25/2021 03:40:41 PM
QCDEED 1/5

Commitment Number: 27972514
Seller's Loan Number: 12151651

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

**Deed Tax is based on ½ of the Market Value, \$265,300.00, for a total basis of \$132,650.00.
Deed Tax: \$133.00.**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22 2 04 2 991 017.000**

QUITCLAIM DEED

DANIEL L. JACOBS, (whose mailing address is **195 THOROUGHbred LN, ALABASTER, AL 35007**) and **DEANNA L. JACOBS**, (whose mailing address is **195 Thoroughbred LN***, who were formerly a married couple but are now divorced as per Case No.: DR-2008-900011.00 In The Circuit Court Of Shelby County, Alabama, Filed on January 11, 2008, and are both now unmarried persons, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **DANIEL L. JACOBS, single**, hereinafter grantee, whose tax mailing address is **195 THOROUGHbred LN, ALABASTER, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

** Alabaster, AL 35007*

The following described property: Lot 88, according to the Survey of Final Plat of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

Property Address is: 195 THOROUGHbred LN, ALABASTER, AL 35007

Prior instrument reference: **20040601000290880**

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 April 29, 2021:

Daniel L Jacobs
DANIEL L. JACOBS

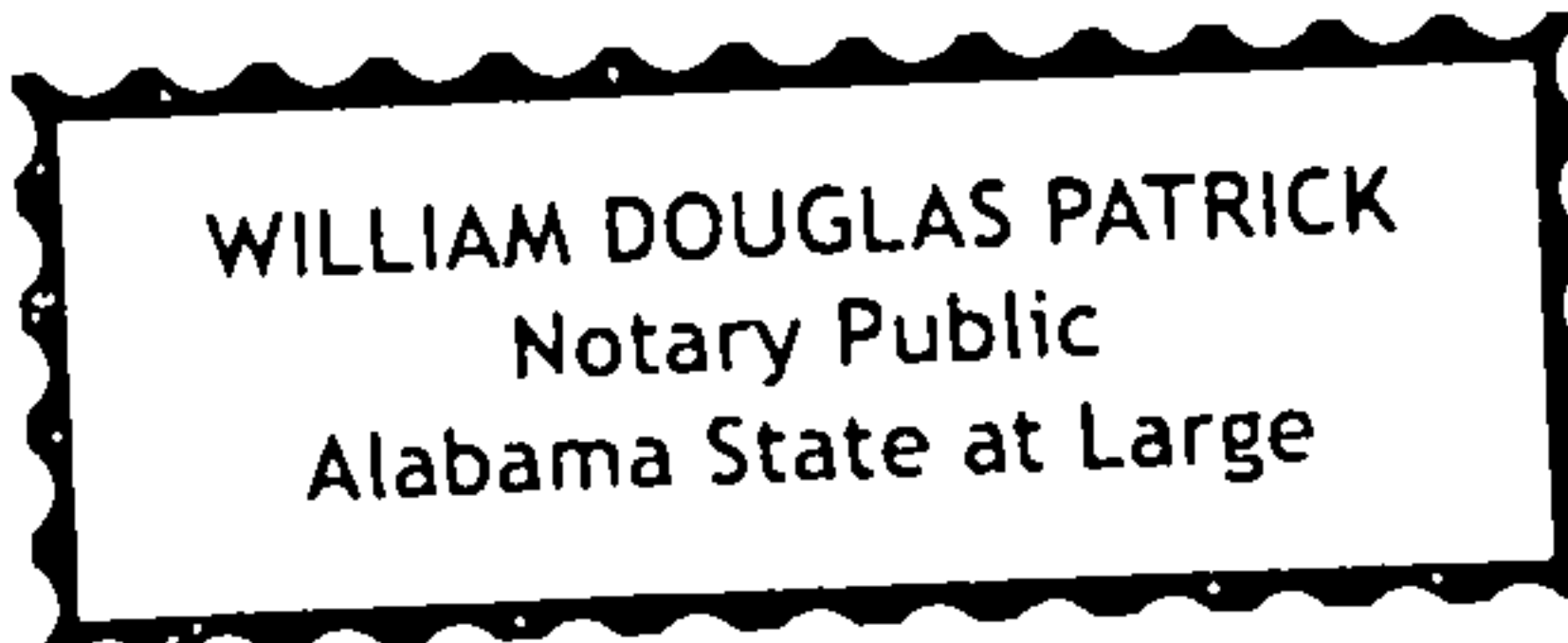
STATE OF Al
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **DANIEL L. JACOBS** 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 29 day of April, 2021

William Douglas Patrick
Notary Public William Douglas Patrick

My Commission Expires
October 26, 2022



THE STATE OF ALABAMA

Shelby COUNTY

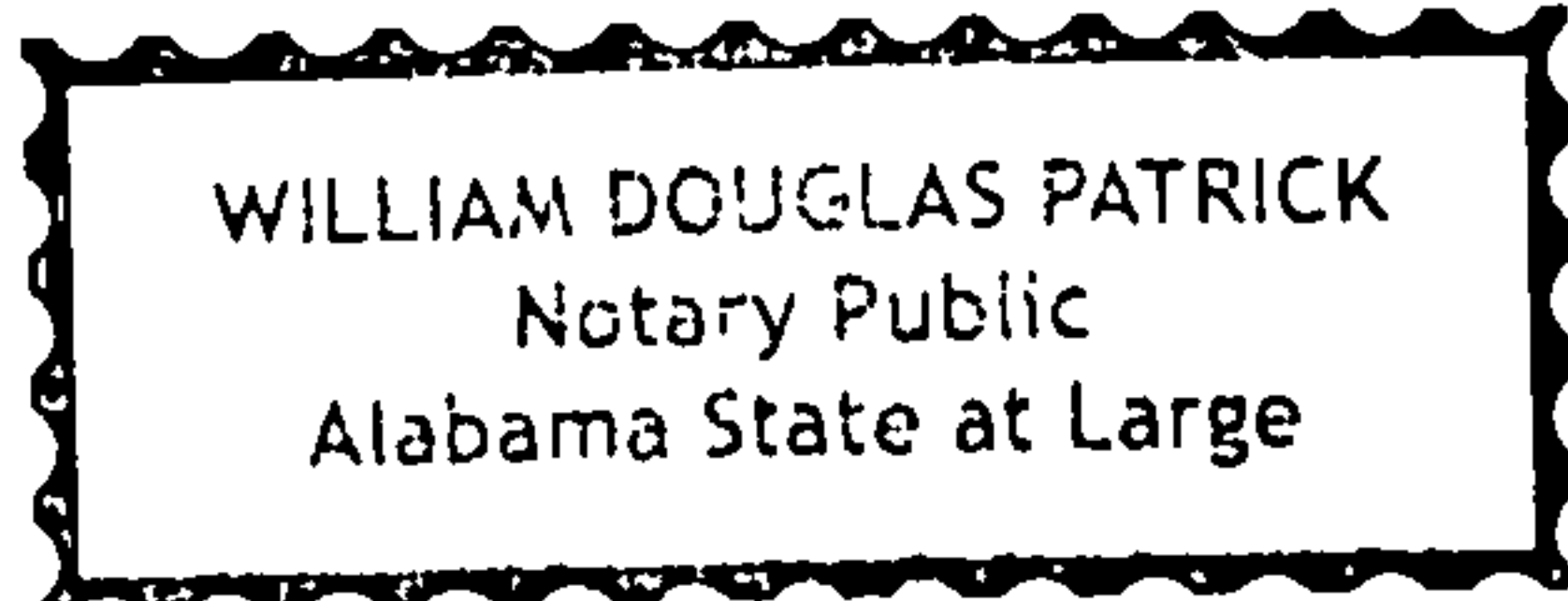
I, a Notary Public, hereby certify that Daniel L. Jacobs whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of April, 2021.

William Douglas Patrick

Notary Public

Print Name William Douglas Patrick



My commission expires:

~~My Commission Expires
October 26, 2022~~

THE STATE OF ALABAMA

Shelby COUNTY

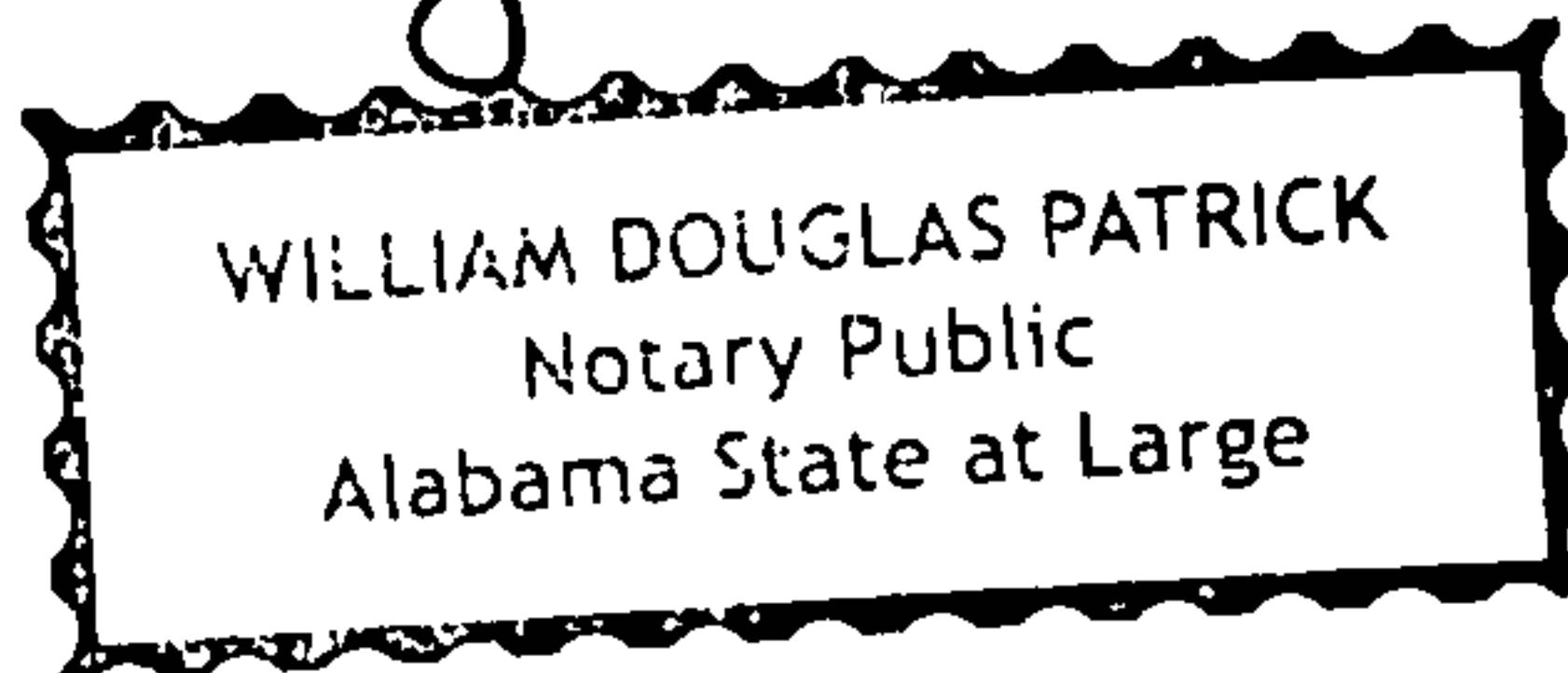
I, a Notary Public, hereby certify that Daniel L. Jacobs whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of April, 2021.

William Douglas Patrick

Notary Public

Print Name William Douglas Patrick



My commission expires:
My Commission Expires
October 26, 2022

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

Grantor's Name DANIEL L. JACOBS and DEANNA L. JACOBS
Mailing Address 195 THOROUGHBRED LN, ALABASTER, AL 35007

Grantee's Name DANIEL L. JACOBS
Mailing Address 195 THOROUGHBRED LN, ALABASTER, AL 35007

Property Address 195 THOROUGHBRED LN, ALABASTER, AL 35007

Date of Sale
Total Purchase Price 1.00
or
Actual Value \$
or
Assessor's Market Value \$265,300.00 (1/2= \$132, 650,.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 Tax Assessor _____
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 4-21-21

Print Danny L Jacobs

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2021 03:40:41 PM
\$167.00 CHARITY
20210525000256350

Allen S. Beigel