

20210602000269720  
06/02/2021 02:43:18 PM  
QCDEED 1/3

Commitment Number: 28491526  
Seller's Loan Number: 104247400

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 \$158.50 included (which is based on ½ of the full value of property of  
\$316,800.00, being \$158,400.00)

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**11 7 25 0 004 041.000**

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### **QUITCLAIM DEED**

**J. Steven Clark, married**, whose mailing address is **2137 Partridge Berry Road, Hoover, AL 35244**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **J. Steven Clark and Jacqueline J. Clark**, husband and wife, 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 **2137 Partridge Berry Road, Hoover, AL 35244**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**The following described property: Lot 26, According To The Third Addition To Riverchase West, As Recorded In Map Book 7, Page 139, In The Probate Office Of Shelby County, Alabama. Source of title: Deed Instrument 20050913000474320 Assessor's Parcel No: 11 7 25 0 004 041.000**

**Property Address is: 2137 Partridge Berry Road, Hoover, AL 35244**

Prior instrument reference: **20050913000474320**

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 May 12, 2021:

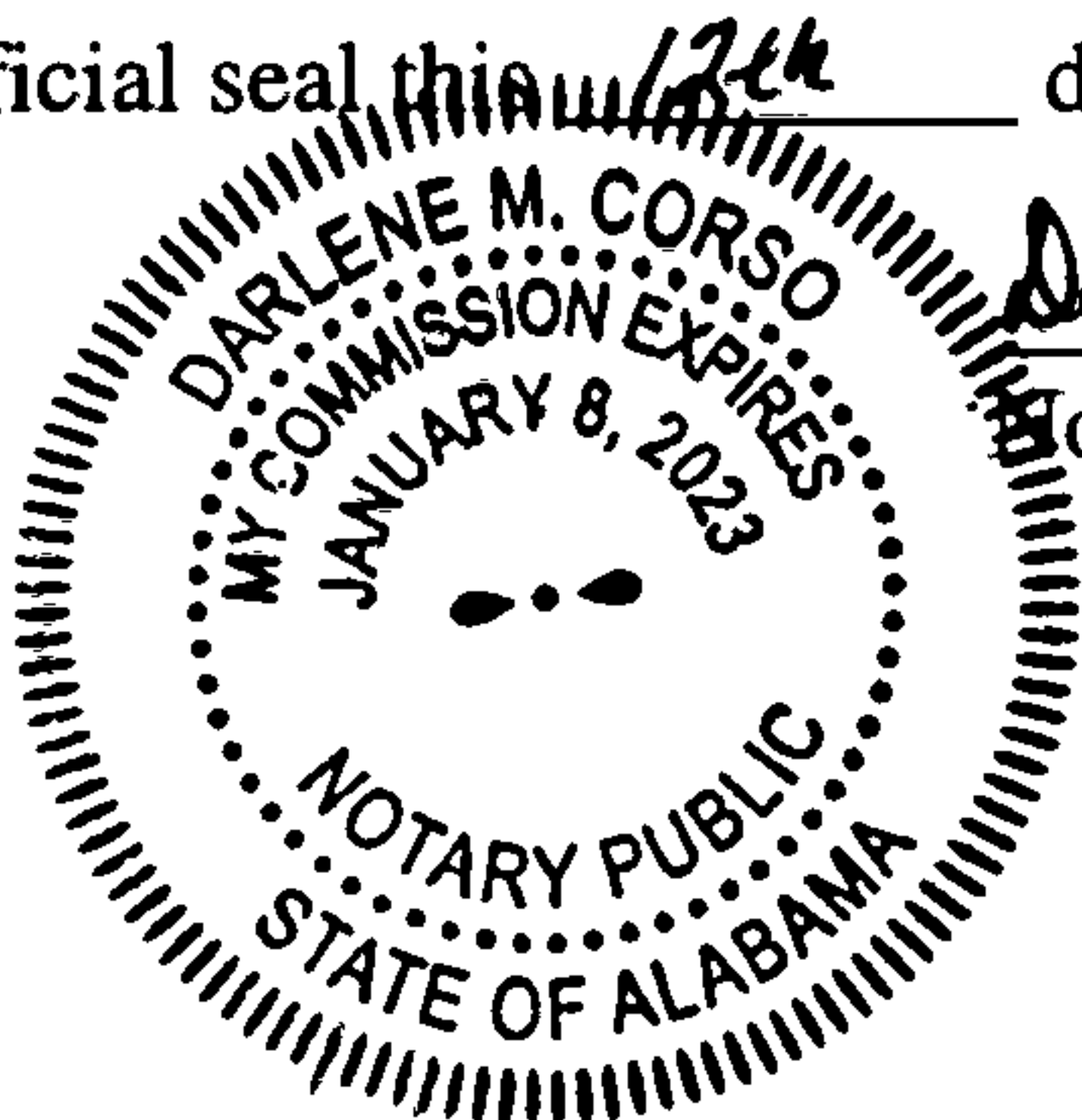
*J. Steven Clark*

**J. Steven Clark**

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **J. Steven Clark** 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 12th day of May, 2021



*Darlene M Corso*

Notary Public

**Real Estate Sales Validation Form**

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

Grantor's Name	J. Steven Clark	Grantee's Name	J. Steven Clark and Jacqueline J. Clark
Mailing Address	2137 Partridge Berry Road, Hoover, AL 35244	Mailing Address	2137 Partridge Berry Road, Hoover, AL 35244
Property Address	2137 Partridge Berry Road, Hoover, AL 35244	Date of Sale	5/12/21
		Total Purchase Price	1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$316,800.00 / 2 = \$158,400.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other assessor's website
<input type="checkbox"/> 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 May 12, 2021 Print J. Steven Clark

Unattested Jacqueline J. Clark Sign J. Steven Clark  
(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  
06/02/2021 02:43:18 PM  
\$186.50 JOANN  
20210602000269720

*Allen S. Boyd*