

20210714000341760
07/14/2021 10:08:44 AM
QCDEED 1/4

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:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1683124

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 8 27 1 003 016.000

GENERAL WARRANTY DEED

Kristen M. Baumgartner, married to grantee, hereinafter grantor, whose tax-mailing address is **327 LAUREL WOODS LANE, HELENA, AL 35080**, for \$10.00 (Ten Dollars) in consideration paid, grants, with general warranty covenants to **Kristen M. Baumgartner and Eric Baumgartner**, wife and husband as joint tenants with right of survivorship, hereinafter grantee, whose tax mailing address is **327 LAUREL WOODS LANE, HELENA, AL 35080**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from HSBC Bank USA National Association, as Trustee for GSAA Home Equity Trust 2005-7 to Kristen M. Baumgartner as set forth in Deed Instrument #20131112000445730 dated 10/09/2013, recorded 11/12/2013, SHELBY County, ALABAMA.**

The real property described above is conveyed subject to general warranty covenants, 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.

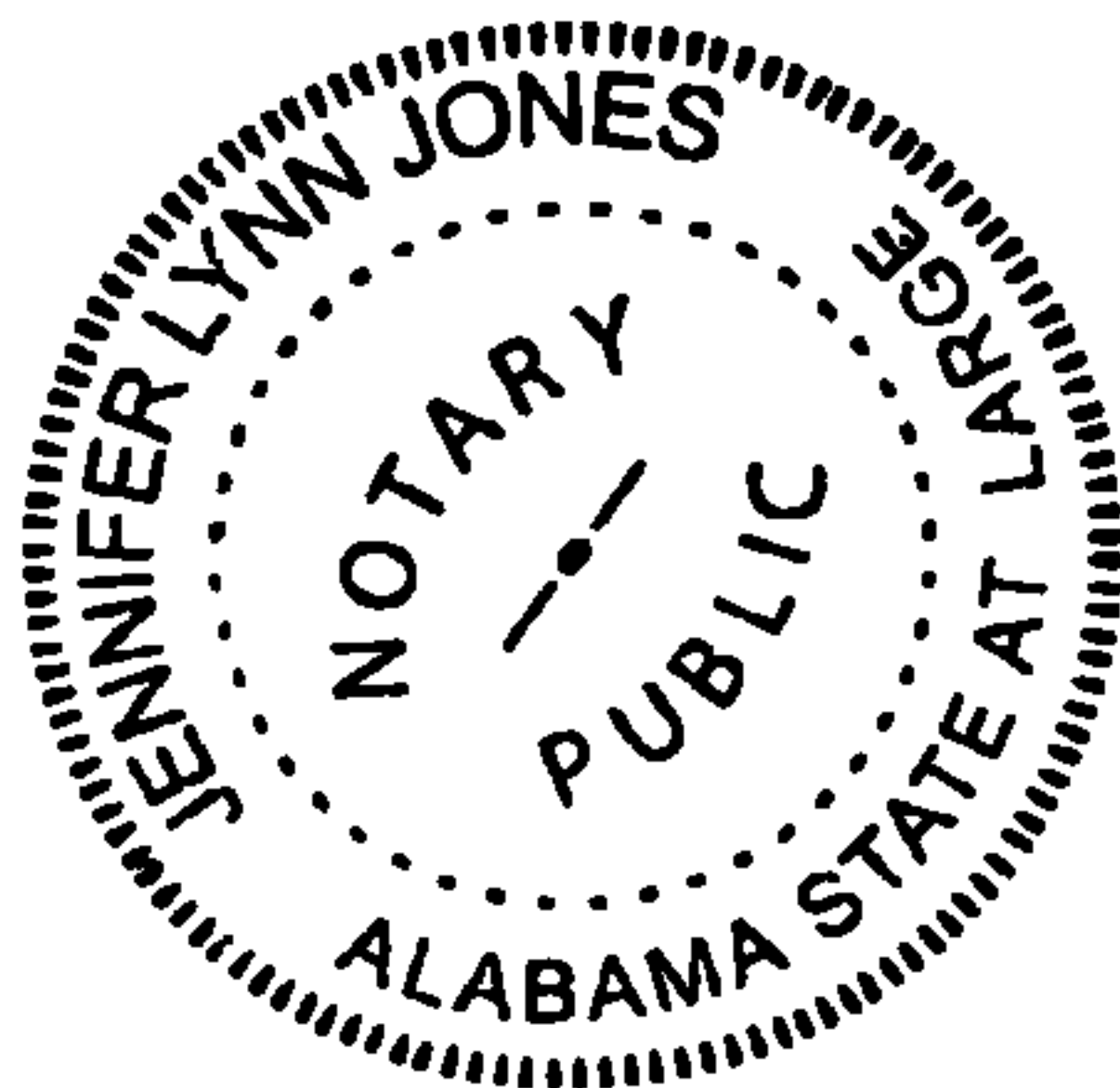
Executed by the undersigned on May 17, 2021:

Kristen M. Baumgartner
Kristen M. Baumgartner

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Kristen M. Baumgartner** 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 May, 2021



Jennifer Lynn Jones
Notary Public

My Commission expires 9-24-24

**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 16, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Tax ID: 13 8 27 1 003 016.000

PROPERTY ADDRESS 327 LAUREL WOODS LANE, HELENA, AL 35080

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

Grantor's Name	Kristen M. Baumgartner	Grantee's Name	Kristen M. Baumgartner and Eric Baumgartner
Mailing Address	327 LAUREL WOODS LANE, HELENA, AL 35080	Mailing Address	327 LAUREL WOODS LANE, HELENA, AL 35080
Property Address	327 LAUREL WOODS LANE, HELENA, AL 35080	Date of Sale	05/17/2021
		Total Purchase Price	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 170,300.00 * .50 = \$85,150.00

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
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Abstractor

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 5/17/21

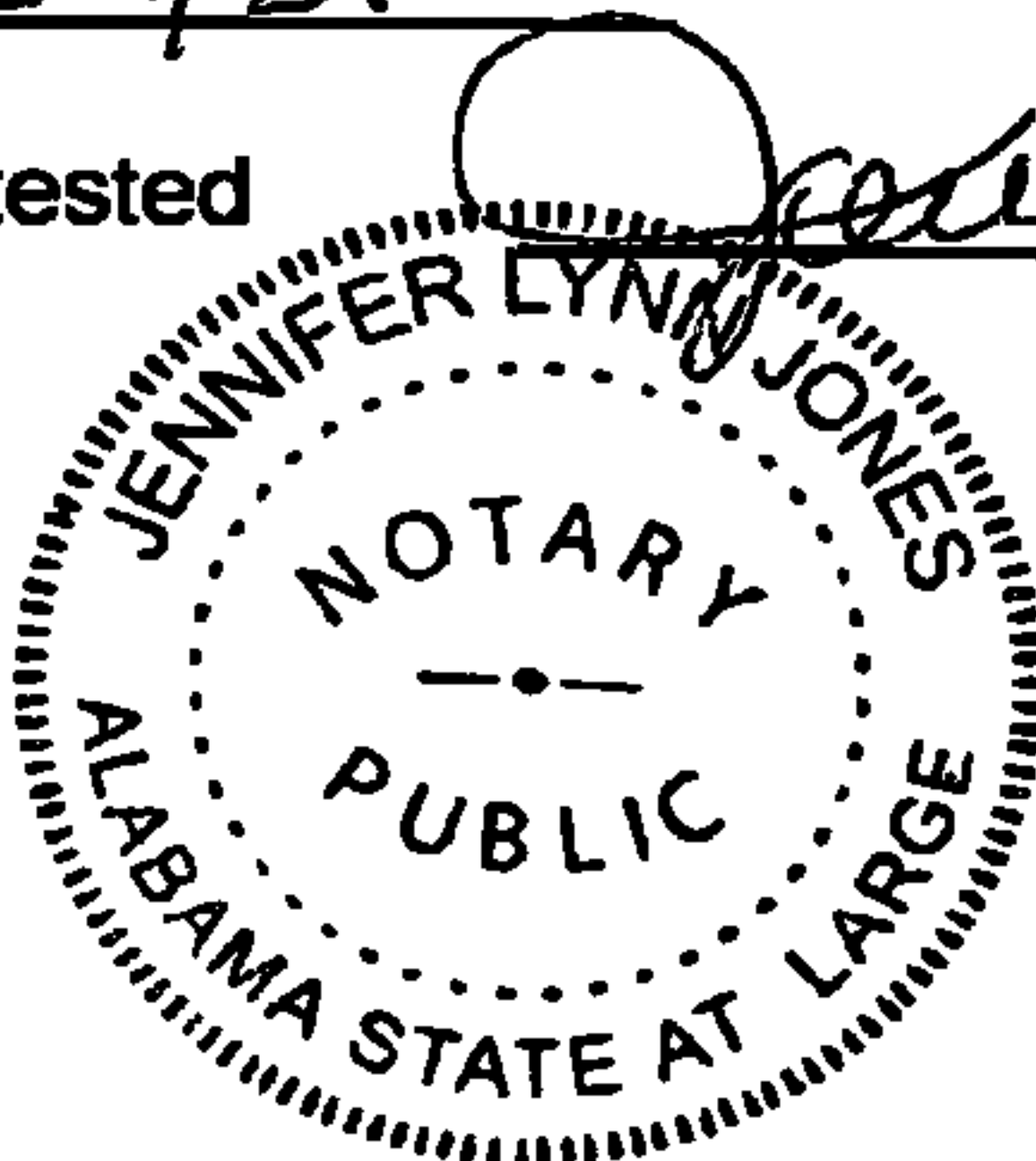
Print

Kristen M. Baumgartner
Eric Baumgartner

Unattested

Sign

Kristen M. Baumgartner
(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
07/14/2021 10:08:44 AM
\$116.50 JOANN
20210714000341760

Allen S. Bayl