

20220215000066400
02/15/2022 02:30:39 PM
DEEDS 1/4

Return to After Recording:

Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764
Reference No. AL838091

Mail Tax Statements to:

Ronald E. White
2236 Black Creek Crossing
Hoover, AL 35244

Prepared By:

National Signing Services, Inc.
c/o Attorney Thomas G. McCroskey
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Tax ID No.: 13 2 04 2 002 014.000

This is to Clear Title

QUIT CLAIM DEED

This indenture made this 15th day of Feb, 2022, by and between **RONALD E. WHITE AND GLORY ANN SALADAGA WHITE, who acquired title as GLORY ANN WHITE, husband and wife**, whose post office address is 2236 Black Creek Crossing, Hoover, AL 35244, hereinafter called Grantors, and **RONALD E. WHITE AND GLORY ANN SALADAGA WHITE, a married couple as Joint Tenants with Right of Survivorship**, whose post office address is 2236 Black Creek Crossing, Hoover, AL 35244, hereinafter called Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

The following described Real Estate in: Shelby County, in the State of Alabama, to wit:

Lot 42A, according to the Survey of Lake Wilbourn Phase 1A Resurvey No. 1, as recorded in Map Book 48, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 2018 and subsequent years, a Lien not yet due and payable; (2) Easement(s), Building line(s) and restriction(s) as shown on recorded map; (3) Title to all Mining Rights and other Rights, privileges and immunities relating thereto, including release of Damages, are not insured herein; (4) right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232 and Inst. No. 2017-40343; (5) Restrictions appearing of record in Inst. No. 9863-4186; Inst. No. 2002-4257; Inst. No. 2016-5874 and Inst. No. 2017-33399; (6) Right-of-way granted to Alabama Power Company recorded in Volume 143, Page 353, Volume 239, Page 539; Bessemer Volume 1015, Page 69; Bessemer Volume 1015, Page 72; Bessemer Volume 1015, Page 75; Inst. No. 200013-7924; Volume 730, Page 383 and Real 26, Page 773; (7) Sanitary Sewer Easement from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659; (8) Permanent Sanitary Sewer Easement in Favor

of Jefferson County as recorded in Inst. No. 9863-911; (9) Storm Water Drainage Easement Agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380; (10) Transmission Line Permit Granted to Alabama Power Company as set forth in Deed Book 138, Page 914; Deed Book 138, Page 96 and Deed Book 238, Page 137; (11) Sanitary Sewer Easement in favor of Jefferson County Alabama Referred to as the Fleming Sewer Extension Easement as recorded in LR 200662, Page 25279 in Jefferson County, and Inst. No. 20060418000180510 in Shelby County; and (12) restrictions appearing of record in Inst. No. 2017-33399 and Inst. No. 2017-45207.

Commonly known as: 2236 Black Creek Crossing, Hoover, AL 35244
Parcel ID #: 13 2 04 2 002 014.000

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 in equity, to the only proper use, benefit and behalf of the said Grantees forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seals of said Grantors this 15th day of Feb, 2022.

Ronald White
RONALD E. WHITE

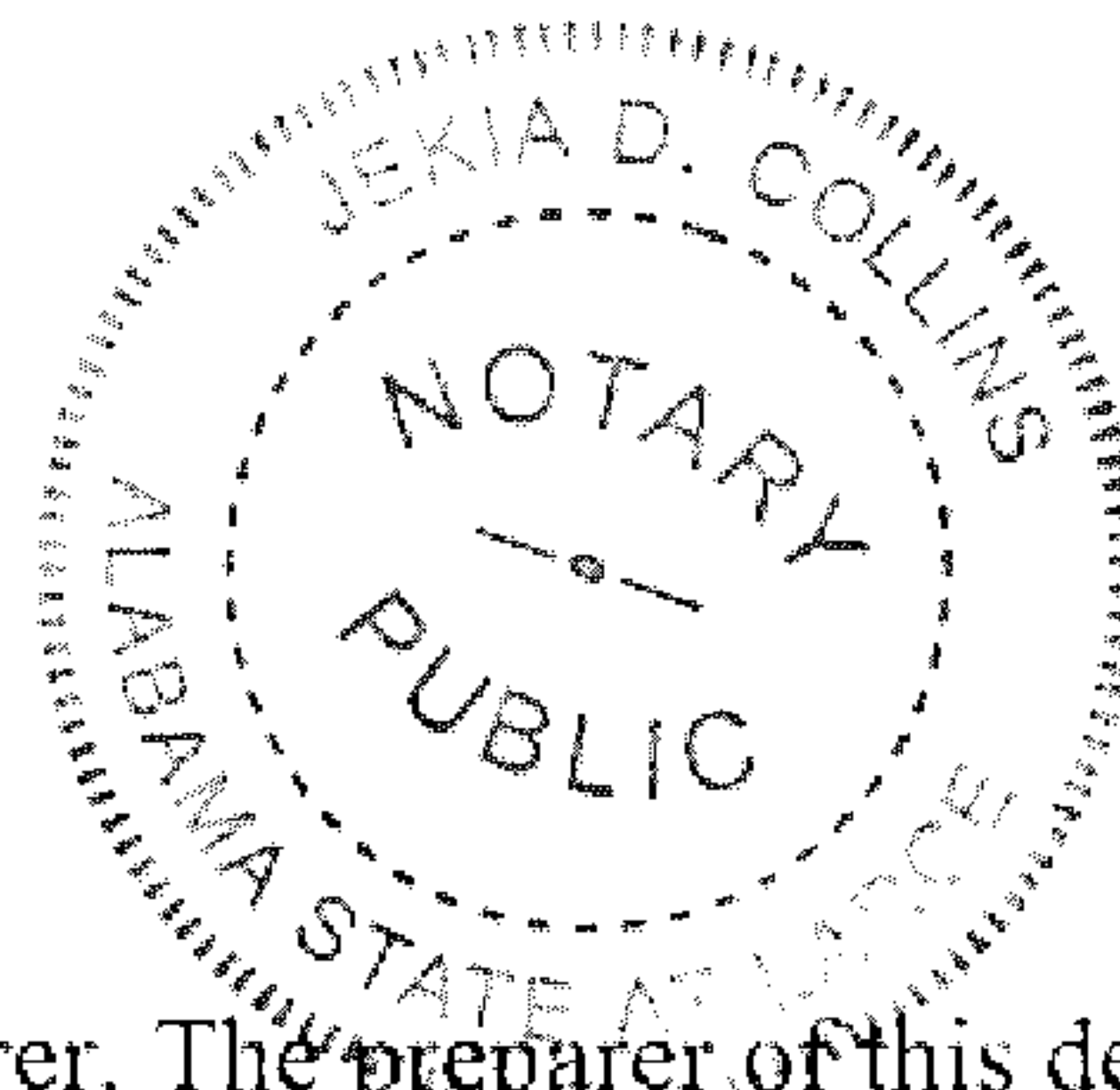
gwhite
GLORY ANN SALADAGA WHITE,
who acquired title as GLORY ANN WHITE

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RONALD E. WHITE and GLORY ANN SALADAGA WHITE, who acquired title as GLORY ANN WHITE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 15th day of Feb, 2022.

Jekia D. Collins
NOTARY PUBLIC
Printed Name: Jekia D. Collins
My Commission Expires: 01/15/2025



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Real Estate Sales Validation Form

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

Grantor's Name RONALD E. WHITE AND GLORY ANN SALADAGA WHITE
Mailing Address 2236 Black Creek Crossing
Hoover, AL 35244

Grantee's Name RONALD E. WHITE AND GLORY ANN SALADAGA WHITE
Mailing Address 2236 Black Creek Crossing
Hoover, AL 35244

Property Address 2236 Black Creek Crossing
Hoover, AL 35244

Date of Sale 2/1/22

Total Purchase Price \$ 497600

20220215000066400 02/15/2022 02:30:39 PM DEEDS 4/4 or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2022 02:30:39 PM
\$32.00 CHERRY
20220215000066400

Ann S. Byrd

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

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 1/FEB/2022

Print Ronald E. White

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1