

20220509000187550
05/09/2022 08:00:33 AM
DEEDS 1/4

Commitment Number: 29846402
Seller's Loan Number: 6234021

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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
35 2 03 4 003 007.000

QUITCLAIM DEED

Andrea Brooke Schweitzer, married, whose mailing address is **2728 16th St., Calera, AL 35040**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Andrea Brooke Schweitzer** and **Daniel Schweitzer, wife and husband**, 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 **2728 16th St., Calera, AL 35040**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA. LOT 18, AND THE SOUTH 1/2 OF LOT 17, ACCORDING TO THE SURVEY OF ALLENDALE SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. SOURCE OF TITLE: INSTRUMENT # 20120403000114120, Property Address is: 2728 16th St., Calera, AL 35040

Prior instrument reference: **20120403000114120**

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.

THE STATE OF ALABAMA

Shelby COUNTY

I, a Notary Public, hereby certify that Andrea Brooke Schweitzer 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 12 day of April, 2022.

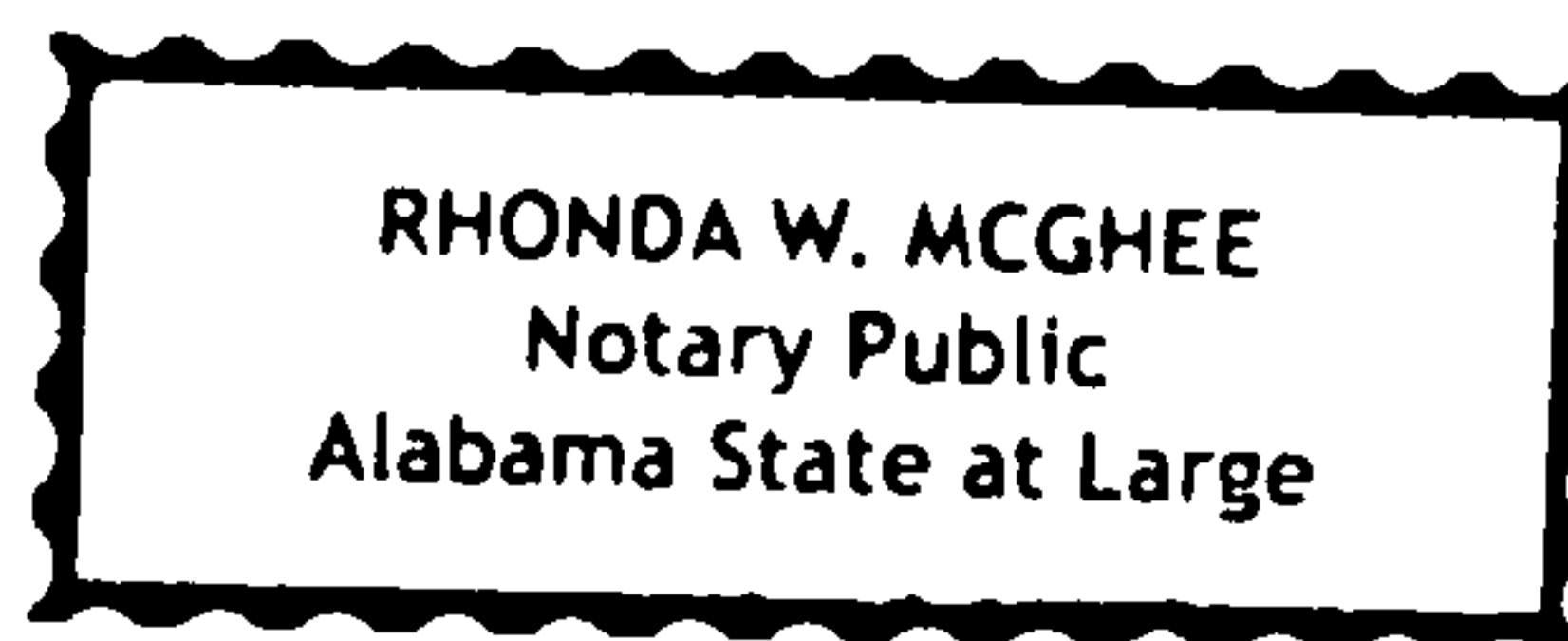
Rhonda W. McGhee

Notary Public

Print Name Rhonda W. McGhee

My commission expires:

6/04/2024



Real Estate Sales Validation Form

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

Grantor's Name	Andrea Brooke Schweitzer	Grantee's Name	Andrea Brooke Schweitzer and Daniel Schweitzer
Mailing Address	2728 16th St., Calera, AL 35040	Mailing Address	2728 16th St., Calera, AL 35040
Property Address	2728 16th St., Calera, AL 35040	Date of Sale	4/12/2022
		Total Purchase Price	1.00
		or	
		Actual Value	\$ 170,210.00 (85,105.00)
		or	
		Assessor's Market Value	\$ 13040.00 ②

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 checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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	04/12/2022	Print	Andrea Brooke Schweitzer
<input checked="" type="checkbox"/> Unattested		Sign	Andrea Brooke Schweitzer
	(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
05/09/2022 08:00:33 AM
\$116.50 CHERRY
20220509000187550

Allen S. Bayl