

20220614000236220
06/14/2022 09:08:33 AM
QCDEED 1/5

AFTER RECORDING RETURN TO:

NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100817490

MAIL TAX STATEMENTS TO:

CATHRENE LAUDICINA JACKSON
51 Burnham Street
Birmingham, AL 35242

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 09 2 03 1 002 021.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 31 day of May, 2022, by and between **JEFF JACKSON, A MARRIED MAN, JOINED IN EXECUTION BY HIS SPOUSE, KIMBERLY GAIL GARNER, AND CATHRENE LAUDICINA JACKSON A/K/A CATHRENE JACKSON, AN UNMARRIED WOMAN, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**, residing at 51 Burnham Street, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **CATHRENE LAUDICINA JACKSON, AN UNMARRIED WOMAN**, residing at 51 Burnham Street, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 51 Burnham Street, Birmingham, AL 35242

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 31 day of May, 2022.

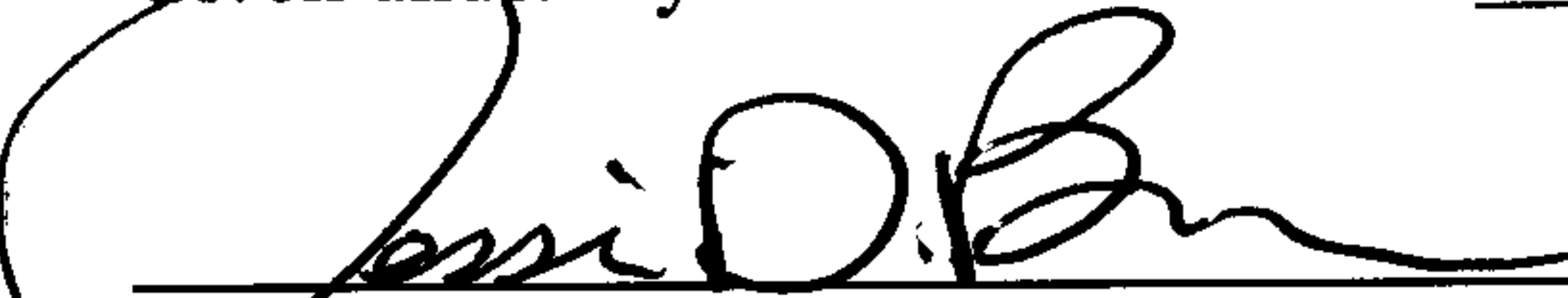

JEFF JACKSON


KIMBERLY GAIL GARNER

The State of Alabama
Shelby County}

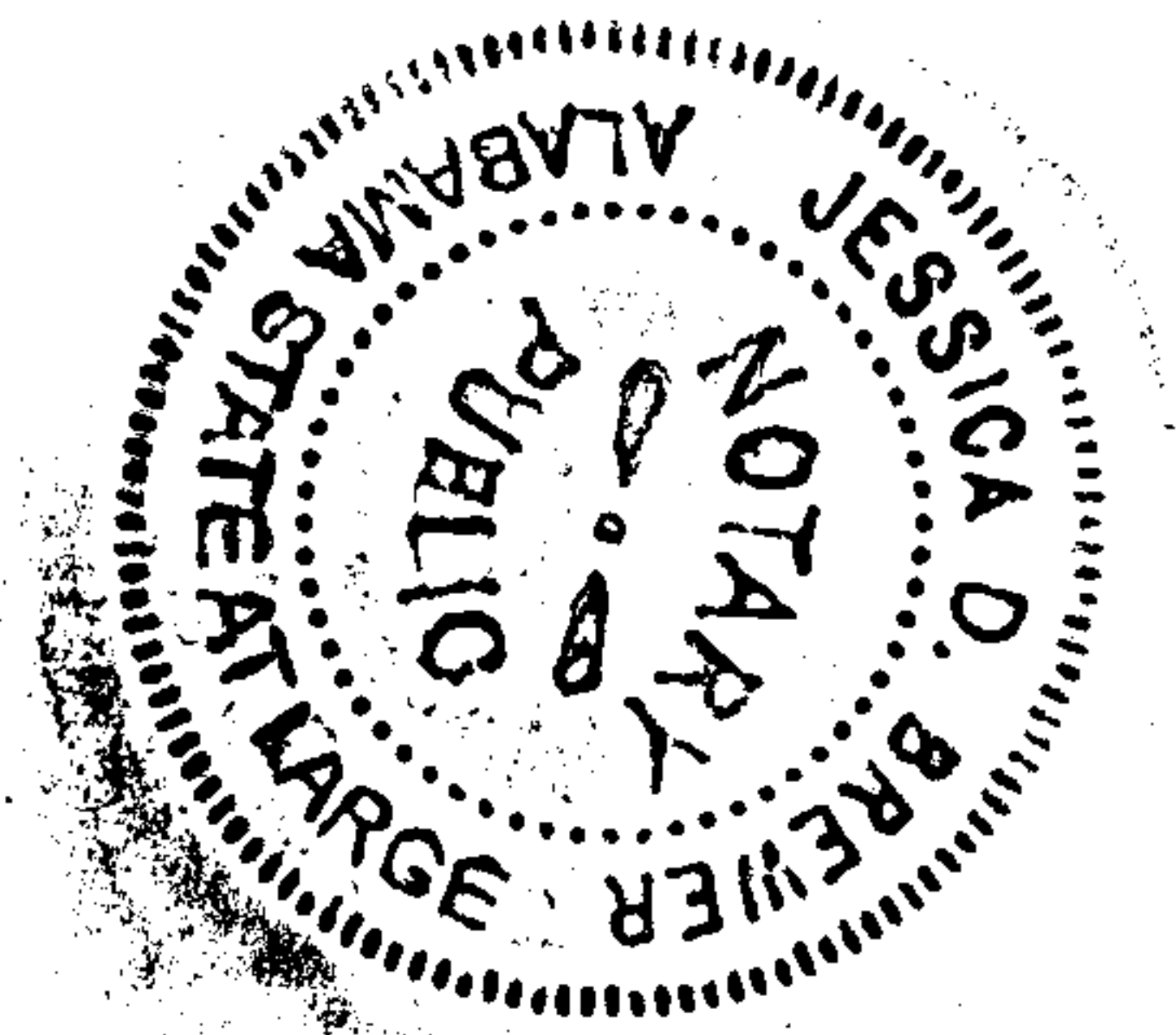
I, Jessica D. Brewer, the undersigned, a Notary Public in and for said County and State, hereby certify that JEFF JACKSON AND KIMBERLY GAIL GARNER, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31 day of May, 2022.


Notary Public

Print Name Jessica D. Brewer

My commission expires: ~~My Commission Expires~~ 01/07/2026



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 8 day of June, 2022.

Cathrene Laudicina Jackson A/K/A Cathrene Jackson
CATHRENE LAUDICINA JACKSON A/K/A CATHRENE JACKSON

The State of Alabama
Shelby County}

I, Frances W. Gable, the undersigned, a Notary Public in and for said County and State, hereby certify that CATHRENE LAUDICINA JACKSON A/K/A CATHRENE JACKSON, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 8th day of June, 2022

Frances W. Gable

Notary Public

Print Name: Frances W. Gable

My commission expires: April 29, 2023

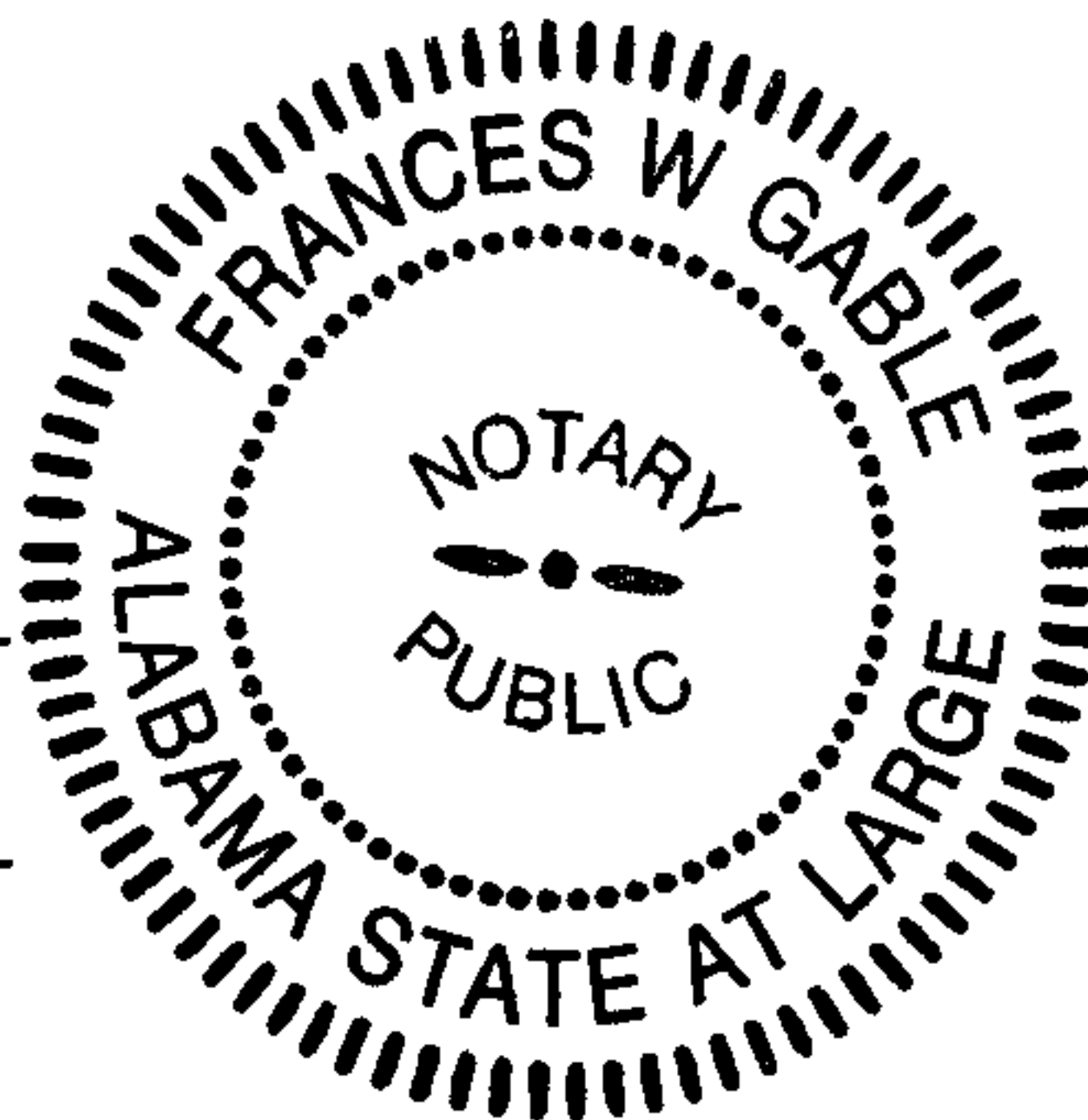


EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT 7-36, BLOCK 7, ACCORDING TO THE SURVEY OF MT. LAUREL, PHASE IA, AS RECORDED IN MAP BOOK 27, PAGE 72B IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

BEING LOT 11-17, BLOCK 11, ACCORDING TO THE SURVEY OF MT. LAUREL, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED FROM THE GARY C. WALLACE AND GLORIA R. WALLACE, HUSBAND AND WIFE TO JEFF JACKSON AND CATHRENE JACKSON, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, AS DESCRIBED IN DOC# 20111005000295720, DATED 09/27/2011 AND RECORDED 10/05/2011, IN SHELBY COUNTY RECORDS.

PARCEL ID NUMBER: 09 2 03 1 002 021.000

PROPERTY COMMONLY KNOWN AS: 51 BURNHAM STREET, BIRMINGHAM, AL 35242

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

Grantor's Name

Jeff Jackson, and spouse, Kimberly Gail Garner and Cathrene Laudicina Jackson A/K/A Cathrene Jackson

Mailing Address

51 Burnham Street

Birmingham, AL 35242

Grantee's Name

Cathrene Laudicina Jackson

Mailing Address

51 Burnham Street

Birmingham, AL 35242

Property Address

51 Burnham Street

Birmingham, AL 35242

Date of Sale

5/31/2022

Total Purchase Price

\$ 1.00

or

Actual Value

\$

or

Assessor's Market Value

\$ 621,400

 $621,400/2 = 310,700$

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/14/2022 09:08:33 AM

S347.00 JOANN

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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 6-8-2022Print Catherine Laudicina Jackson☐ Unattested

(verified by)

Sign

Cathrene Laudicina Jackson
(Grantor/Grantee/Owner/Agent) circle one