

20230308000063720
03/08/2023 11:03:53 AM
QCDEED 1/3

Commitment Number: 28780917
Seller's Loan Number: 2300728905

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 \$1.00 included (min due exempt fee) *updating name ONLY due to marriage*

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
229304001096000

QUITCLAIM DEED

Tracey M. Smith, N/K/A Tracey M. Burke, joined by spouse **John Stephen Burke**, whose mailing address is **125 GRASONVILLE RD., ALABASTER, AL 35007**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Tracey M. Burke**, married, hereinafter grantee, whose tax mailing address is **125 GRASONVILLE RD., ALABASTER, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 96, according to the survey of Chesapeake Subdivision, as recorded in Map Book 37, Page 124, in the probate office of Shelby County, Alabama. Source of title deed instrument no: 20140612000178740

Property Address is: 125 GRASONVILLE RD., ALABASTER, AL 35007

Prior instrument reference: 20140612000178740

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 grantee forever.

Executed by the undersigned on 21 July, 2021:

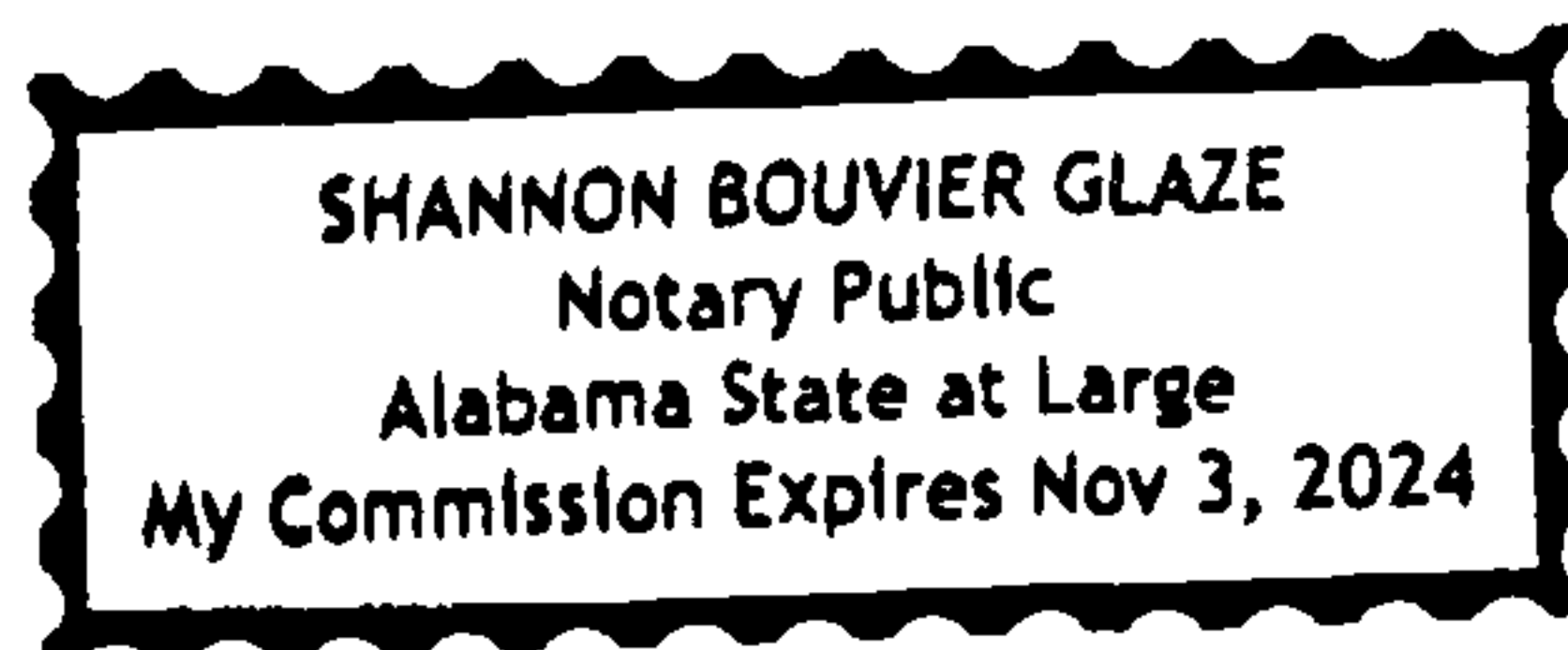
Tracey M. Smith, N/K/A Tracey M. Burke John Stephen Burke

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tracey M. Smith, N/K/A Tracey M. Burke** and **John Stephen Burke** 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 21 day of July, 2021

Shannon Bouvier Glaze
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 **Tracey M. Smith, N/K/A Tracey M. Burke, joined by spouse John Stephen Burke**

Mailing Address **125 GRASONVILLE RD.,
Alabaster, AL 35007**

Property Address **125 GRASONVILLE RD.,
Alabaster, AL 35007**

Grantee's Name **Tracey M. Burke**

Mailing Address **125 GRASONVILLE RD.,
Alabaster, AL 35007**

7/21/2021

Date of Sale
Total Purchase Price **1.00**

or
Actual Value **\$**

or
Assessor's Market Value **\$158,100.00 *UPDATE NAME
ONLY DUE TO MARRIAGE,
HUSBAND NOT IN TITLE**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2023 11:03:53 AM
\$30.00 BRITTANI
20230308000063720

Allen S. Bayl

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 Assessor's website

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 **7/21/21**

Unattested

Shannon Bowyer Glaze
(verified by)

Print **Tracey M Smith N/K/A Tracey M Burke John Stephen B**
Sign *[Signature]* **N/K/A L M B**
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1