

Leslye Anne Lane  
7903 Hyman Drive  
This Instrument prepared by: Memphis, TN 38133

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Leslye Anne Lane on  
this the 27<sup>th</sup> day of June, 2014, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain,  
sell, release, remise, quit claim and convey unto Brian Jason Sharp  
all \_\_\_\_\_ right, title and interest in and to the following  
described real estate, to wit:

196 Belvedere Drive  
Birmingham, Alabama 35242

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 27<sup>th</sup> day of June, 2014.



Leslye A. Lane  
\_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF Shelby My Commission Expires: June 1, 2015

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared  
LESLEY ANNE LANE with whom I am personally acquainted (or proved to me on  
the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that \_\_\_\_\_ executed the foregoing  
instrument for the purpose therein contained.

Witness my hand and seal this 27 day of JUNE, 2014.

Lillian Slavik  
Notary Public

My commission expires: 06/01/15

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration  
for this transfer is \$ \_\_\_\_\_.

\_\_\_\_\_  
Affiant

STATE OF TENNESSEE  
COUNTY OF \_\_\_\_\_

Subscribed and sworn before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

The following information is not a part of this Deed:

Property Address: \_\_\_\_\_

Owner's Name and Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel Number \_\_\_\_\_

Mail Tax Bills to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



20141029000341670 1/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
10/29/2014 03:59:54 PM FILED/CERT

Shelby County, AL 10/29/2014  
State of Alabama  
Deed Tax: \$113.00



**DON ARMSTRONG**  
**PROPERTY TAX COMMISSIONER**  
**ASSESSMENT RECORD - 2014**

P. O. BOX 1269  
COLUMBIANA, ALABAMA 35051  
Tel: (205) 670-6900  
Printed On: 10/29/2014

PARCEL: 03 8 34 0 015 027.000  
CORPORATION: I  
OWNER: SHARP BRIAN JASON

LAND VALUE 10% \$50,000  
LAND VALUE 20% \$0  
CURRENT USE VALUE \$0

ADDRESS: 196 BELVEDERE DR  
BIRMINGHAM, AL 35242

**CLASS 2**

EXEMPT CODE: 10  
OVER 65 CODE: DISABILITY CODE:  
PROP. CLASS: 03 SCHOOL DIST: 2  
OVR ASD VALUE: MUN CODE: 01 COUNTY  
EXM OVERRIDE AMT: \$0  
HS YEAR: 2013

**CLASS 3**  
BLDG 1 Card 1 111 \$175,300

TOTAL MARKET VALUE: \$225,300

CLASS USE  
FOREST ACRES: 0 TAX SALE:  
PREV. YEAR VALUE: \$213,000  
PARENT PARCEL: ASSMT. FEE:  
REMARKS: BOE VALUE: \$225,300

Last Modified: 7/23/2013 7:10:22 AM  
Property Address: 196 BELVEDERE DR BIRMINGHAM AL 35242  
Contiguous Parcels:

CURR ASSMT: PA025751 MTG CODE: - LOAN: ACCOUNT NO: 10302823

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	01	\$22,540	\$146.51	\$4,000	\$26.00	\$120.51
COUNTY	3	01	\$22,540	\$169.05	\$2,000	\$15.00	\$154.05
SCHOOL	3	01	\$22,540	\$360.64	\$0	\$0.00	\$360.64
DIST SCHOOL	3	01	\$22,540	\$315.56	\$0	\$0.00	\$315.56
CITY	3	01	\$22,540	\$0.00	\$0	\$0.00	\$0.00
FOREST	03	01	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$22,540.00 \$991.76 GRAND TOTAL: \$950.76  
Shelby Tax

**INSTRUMENTS**

INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
20111128000358500	10/7/2011	10/7/2011	\$162,000	Land & Building NO	BOOK:2011 PAGE:1128000358500
20110328000096900	3/15/2011	3/15/2011	\$176,000	Land & Building NO	BOOK:2011 PAGE:0328000096900
20051103000571830	10/14/2005	10/14/2005	\$242,000	Land & Building YES	BOOK:2005 PAGE:1103000571830
20030026446000000	4/28/2003	4/28/2003	\$217,614	Land & Building YES	BOOK:2003 PAGE:0264460
20020001211400000	3/5/2002				
20010000679500000	2/27/2001				

**SALES INFORMATION**

**LEGAL DESCRIPTION**

MAP NUMBER: 03 8 34 0 000 CODE1: 42 CODE2: 00  
SUB DIVISON1: VILLAS BELVEDERE  
SUB DIVISON2:

MAP BOOK: 29 PAGE: 027  
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: 27  
SECONDARY LOT:

PRIMARYBLOCK:  
SECONDARYBLOCK:

& COMMON AREA

SECTION1 34  
SECTION2 00  
SECTION3 00  
SECTION4 00  
LOT DIM1 53.03  
TOWNSHIP1 18S  
TOWNSHIP2 00  
TOWNSHIP3 00  
TOWNSHIP4  
LOT DIM2 121.99

RANGE1 01W  
RANGE2 00  
RANGE3 00  
RANGE4  
ACRES 0.000

SQ FT 0.000

20141029000341670 2/3 \$133.00  
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METES AND BOUNDS:  
REMARKS:

**TAX SALE**

6/20/2008 REDEEMED 2008 SPENCE Jun 17 2008 12:00AM REDEEMED 2007 TAXES CERT #38687  
JACQUELINE I  
5/12/2008 SOLD 2007 SOLD 5/1/2008 FOR 2007 TAXES FROM: SPENCE JACQUELINE I TO: HEARTWOOD 88 LLC -- DOC #48-673  
6/4/2007 REDEEMED 2008 MOATES SETH M May 30 2007 12:00AM REDEEMED 2006 TAXES CERT #38276  
5/14/2007 SOLD 2006 SOLD 5/1/2007 FOR 2006 TAXES FROM: MOATES SETH M TO: EQUIFUNDING, INC -- DOC #47-259  
Tax Year Entity Name Mailing Address  
2014 SHARP BRIAN JASON 196 BELVEDERE DR, BIRMINGHAM AL - 35242  
2013 SHARP BRIAN JASON 196 BELVEDERE DR, BIRMINGHAM AL - 35242  
RMS RESIDENTIAL PROPERTIES  
2012 LLC 196 BELVEDERE DR, BIRMINGHAM AL - 35242  
C/O SHARP BRIAN JASON  
SPENCE JACQUELINE I  
2011 C/O RMS RESIDENTAIL  
PROPERTIES LLC ATTN: SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD ST 300 (CM# 64883),  
HIGHLAND RANCH CO - 70129  
2010 SPENCE JACQUELINE I 196 BELVEDERE DR 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 Leslye Anne Lane  
Mailing Address 7903 Hyman Drive  
Memphis, TN 38133

Grantee's Name Brian Jason Sharp  
Mailing Address 196 Belvedere Drive  
Birmingham, AL 35242

Property Address 196 Belvedere Drive  
Birmingham, AL 35242

Date of Sale 6/27/2014  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 225,300  $\frac{1}{2}$  = 112,650



20141029000341670 3/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
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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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 \_\_\_\_\_

Print Brian Jason Sharp

☒ Unattested

Karen Melsen  
(verified by)

Sign

Brian Jason Sharp  
(Grantor/Grantee/Owner/Agent) circle one