

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
SOMMA & MACON, P.C.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

PLEASE SEND TAX NOTICES TO:
TOWNSIDE PROPERTIES, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR REVIEW OF A TITLE SEARCH OR REPORT

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

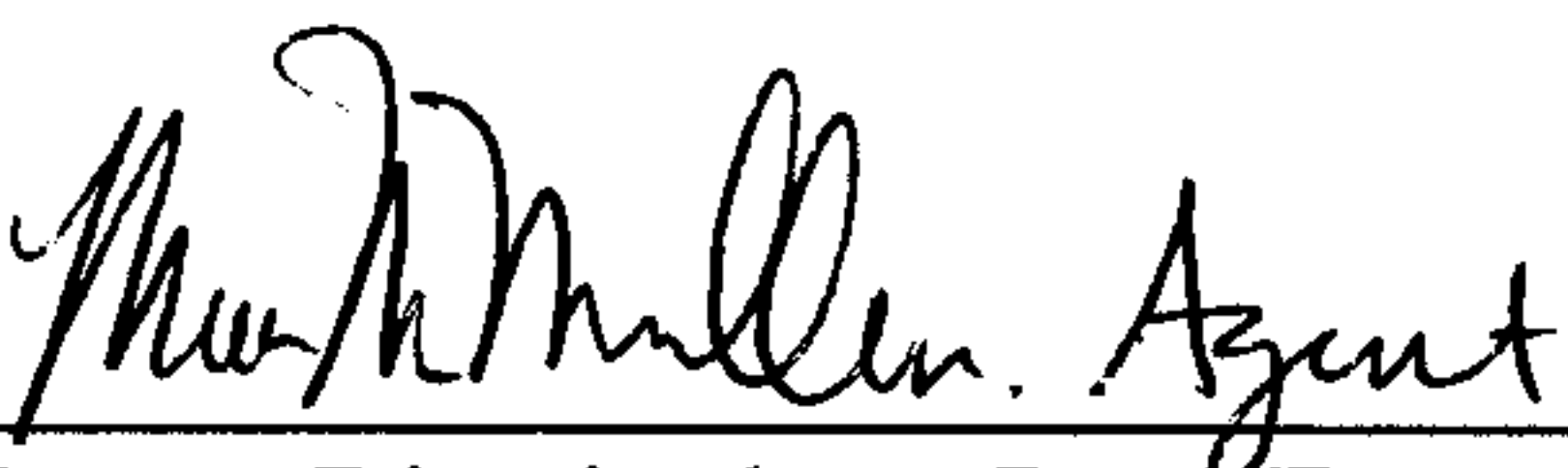
KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly **Sixty Six Thousand No/100 Dollars (\$66,000.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby fully acknowledged, I/We **Safe Future Birmingham Real Estate, LLC** (herein referred to as Grantor), does hereby fully convey and quit claim unto, **Townside Properties, LLC** (herein referred to as Grantee), the right, title and interest, if any, which Grantor may have in the following described real estate, situated in Jefferson County, Alabama to-wit:


Lots 12, 14, 15 and 16, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument No.: 20130906000362120.

TO HAVE AND TO HOLD unto the said **GRANTEE**, its heirs and assigns, forever.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seal, this the 16th day of November 2015.


Safe Future Birmingham Real Estate LLC
By: Michael McMullen
Its: Authorized Agent



20151117000396970 1/2 \$83.00
Shelby Cnty Judge of Probate, AL
11/17/2015 09:51:23 AM FILED/CERT

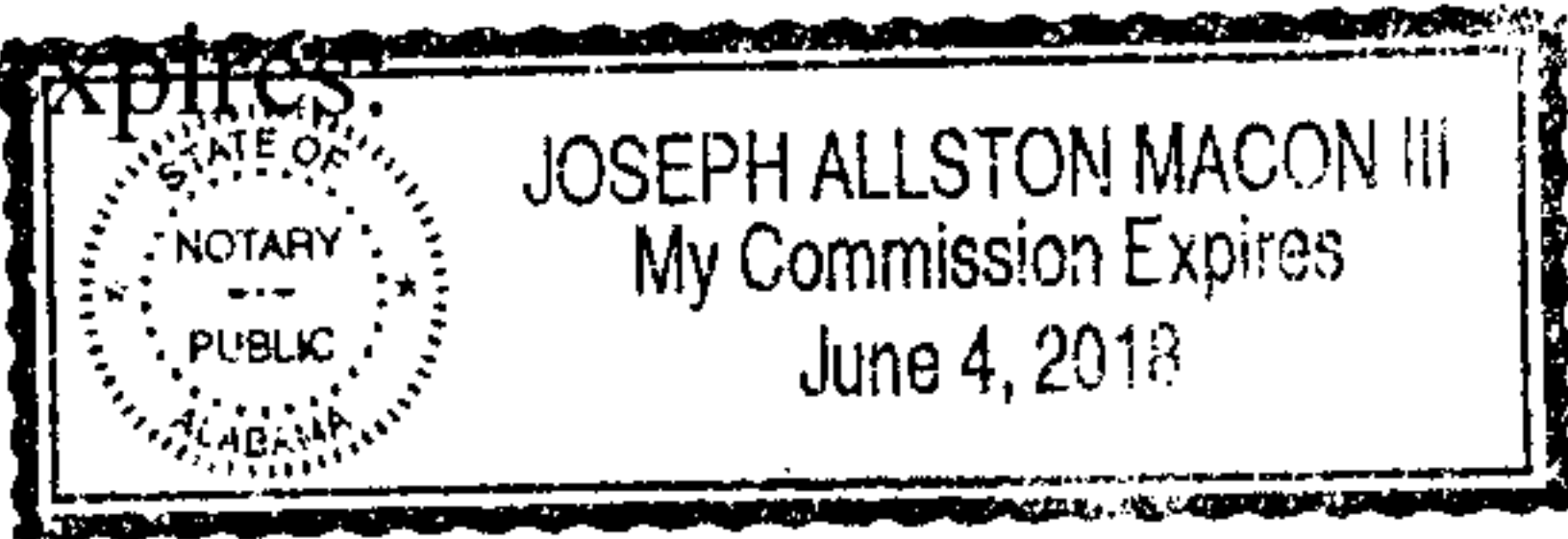
Shelby County, AL 11/17/2015
State of Alabama
Deed Tax: \$66.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, hereby certify that **Michael McMullen, as Authorized Agent of Safe Future Birmingham Real Estate, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she has executed the same voluntarily, and with full authority, on the day the same bears date.

Given under my hand this the 16th day of November 2015.


Printed Name:
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Safe Future Birmingham
Real Estate, LLC
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name Townside Properties, LLC
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Property Address Lots 12, 14, 15, 16
Townside Square
Calera, AL 35040

Date of Sale November 16, 2015
Total Purchase Price \$ 66,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 11/16/2015

Print Joseph A. Macon III

____ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

