

## QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 22 had of September, 2017 by first party: Lauren Jansen and husband Justin L Scott
to second party: <u>Russell O Jansen</u> Whose address is: <u>119 Heather Lane, Pelham, Al 35124</u>
Witnesseth, That the said first party, for good consideration and for the sum of \$500.00 (Five- Hundred and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:
Lot 106, according to the Survey of the Ridge of Stonehaven, Phase One as recorded in map Book 25, Page 118 in the Probate Office of Shelby County, Alabama.
Subject to Easements, Restrictions and Rights of way of record.
In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.
Dated this 22 day of <u>September</u> , 2017.

Lauren Jansen

Lauren Jansen

Justin I. Scott

State of <u>Alabama</u>
County of <u>Jefferson</u>

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that <u>Lauren Jansen</u> and husband Justin L Scott whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance <u>she</u> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of <u>September</u> A.D., 2017.

Notary Public My Commission Expires:

PREPARED BY: Parker Law Firm, LLC Jeremy Lee parker 1560 Montgomery Hwy. Suite 205 Birmingham, Alabama 35216

20170926000349850 2/3 \$108.50 Shelby Coty Judge of Probate Of

Shelby Cnty Judge of Probate: AL 39/26/2017 12:56:07 PM FILED/CERT

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

Grantor's Name	Lauren Jansen Justin L Scott	Grantee's Name	Russell O Jansen	
Mailing Address	119 Heather lane	Mailing Address	119 Heather lane	
	Pelham AL 35124	<del></del>	Pelham AL 35124	
Property Address	119 Heather Lane	Date of Sale	September 22, 2017	
	Pelham Al 35124	Total Purchase Price Or	\$	
		Actual Value	\$	
		Or Assessor's Market Value	\$179,400.00/87,450.00	
If the conv		Appraisal Other lation contains all of the required in  Instructions	nformation referenced above, the	
	name and mailing address - provide the nt mailing address.	·	onveying interest to property and	
Grantee's being conv	name and mailing address - provide the veyed.	e name of the person or persons to	whom interest to property is	
Property a	ddress - the physical address of the pro	operty 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.				
use valuat	is provided and the value must be deterion, of the property as determined by the purposes will be used and the taxpay	ne local official charged with the re-	sponsibility of valuing property for	
further und	the best of my knowledge and belief the derstand that any false statements clain Alabama 1975 § 40-22-1 (h).	ned on this form may result in the i	imposition of the penalty indicated	
Date:	September 22, 2017	Pı	Lauren Jansen  Jansen  Jansen	
Ur	nattested (verified by)	Sign: Grantor/Gr	antee/Owner/Agent (circle one) Form RT-1	