

SEND TAX NOTICE TO:
Dyan R. Wells
733 Cahaba Manor Trail
Pelham, AL 35124

20120927000369170 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
09/27/2012 12:38:37 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One And 00/100 Dollars (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **STAR PROPERTIES, LLC** (hereinafter called "Grantor"), does hereby remise, release, quit claim, grant, sell and convey to **DYAN R. WELLS** (hereinafter called "Grantee"), all its right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, except the South 5 feet, according to the Survey of Cahaba Manor Townhomes, Second Addition, as recorded in Map Book 7, page 62, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals, this 3rd day of Oct., 2011.

Star Properties, LLC

By: [Signature]

Its: Managing Member

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said State, in said County, hereby certify that Lewis W. Cummings, Jr. Managing Member of **Star Properties, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said limited-liability company.

Given under my hand and official seal this 3rd day of Oct., 2011.

[Signature]
Notary Public

My Commission Expires: 10-23-12

This instrument prepared by:
Andy Saag, Esq.
Sirote & Permutt, PC
Post Office Box 55727
Birmingham, AL 35255

Shelby County, AL 09/27/2012
State of Alabama
Deed Tax: \$26.00

Real Estate Sales Validation Form

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

Grantor's Name Star Properties, LLC

Grantee's Name Dyan R. Wells

Mailing Address 2201 Hidden Ridge Circle
Birmingham, AL 35243

Mailing Address 203 West Horner Street
Atmore, AL 36502

Property Address 203 West Horner Street
Atmore, AL 36502

Date of Sale October 3, 2011

Total Purchase Price \$25,701.00

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 Foreclosure Bid Price

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 Kayla Carlile Bates, foreclosure specialist

☐ Unattested

(verified by)

Sign Kayla Carlile Bates
(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1