


Send tax notices to:
CCN Asset Management LLC
1969 Rocky Brook Drive
Birmingham, Alabama 35213

STATE OF ALABAMA)
)
SHELBY COUNTY)


20121119000442880 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
11/19/2012 12:16:07 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of One Thousand Dollars and No Cents (\$1,000.00) and other good and valuable consideration to the undersigned grantor Cyrus Givianpour, an unmarried man ("Grantor"), in hand paid by CCN Asset Management LLC, an Alabama Limited Liability Company, ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor hereby remises, releases, and quit claims to Grantee, all of Grantor's right, title, interest, claim, or demand in or to that certain parcel of land situated in Shelby County, Alabama and more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD unto said Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be properly executed this 21st day of May, 2012.

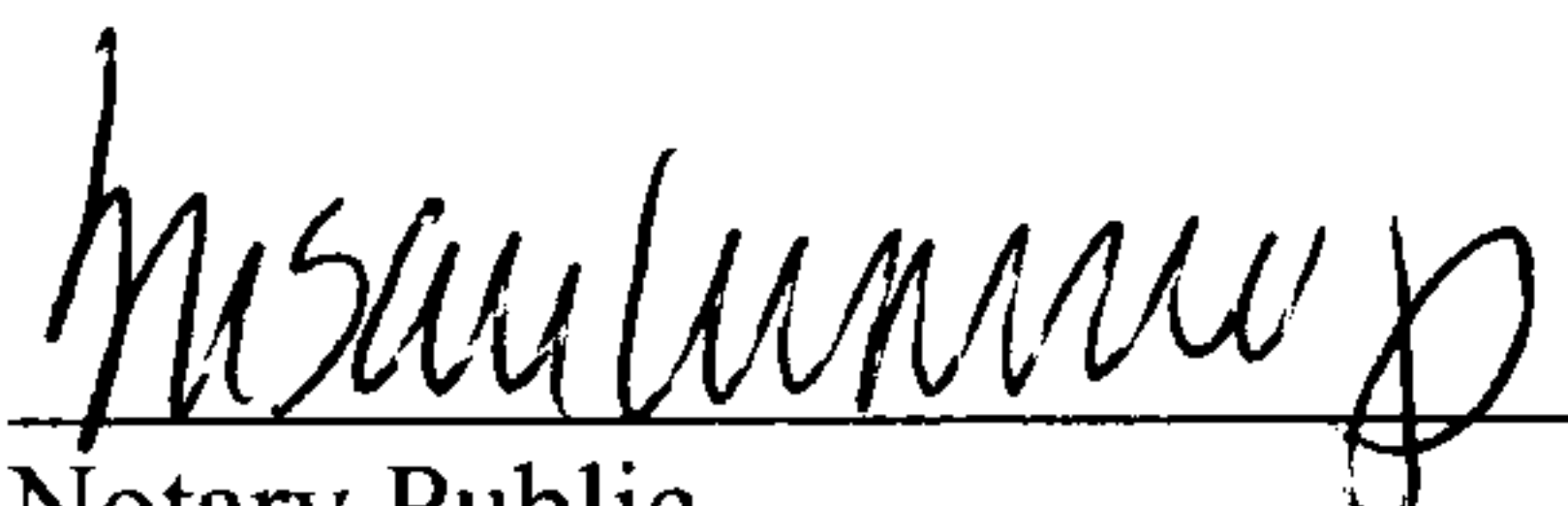
GRANTOR:


Cyrus Givianpour

Shelby County, AL 11/19/2012
State of Alabama
Deed Tax: \$1.00

STATE OF Alabama)
Jefferson COUNTY)

I, husan Cummings, a notary public in and for said County in State, hereby certify that Cyrus Givianpour, 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 executed the same voluntarily as of the day that same bears date. Given under my hand this ____ day of 24 May, 2012.


Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 31, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITER



Exhibit A

Legal Description of Property

Shelby County, Alabama Property



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Parcel IV:


Part of the East ½ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama.
Being more particularly described as follows:

Beginning at the Northeast corner of the Southeast ¼ of said Section 21, being marked by existing old rebar, run in a Southerly direction along the East line of said Southeast ¼ of Section 21 for a distance of 1332.17 feet to an existing iron pin; thence turn an angle to the left of 00 degrees 19 minutes 09 seconds and run in a Southerly direction for a distance of 75.34 feet to an existing iron pin, being on the North right of way line of Shelby County Highway #80; thence turn an angle to the right of 91 degrees 34 minutes 16 seconds and run in a Westerly direction along the North right of way line of said Shelby County Highway #80 for a distance of 31.83 feet to the point of beginning of a curve; said curve being concave in a Northeasterly direction and having a central angle of 68 degrees 30 minutes 11 seconds and a radius of 533.13 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 637.41 feet to an existing iron pin being at the ending of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve and along the Northeast right of way line of Shelby County Highway #80 for a distance of 467.76 feet to an existing iron pin; thence turn an angle to the right of 86 degrees 49 minutes 15 seconds and run in a Northeasterly direction for a distance of 203.49 feet to existing iron pin; thence turn an angle to the left of 90 degrees and run in a Northwesterly direction for a distance of 200.0 feet to an existing old open top iron pin; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 203.42 feet to an existing iron pin being on the Northeast right of way line of Shelby County Highway #80 and being on a curve, said curve being concave in a Southwesterly direction having a central angle of 22 degrees 09 minutes 03 seconds and a radius of 1472.53 feet; thence turn an angle to the right (75 degrees 04 minutes 16 seconds to the chord of said curve) and run along the arc of said curve for a distance of 569.29 feet to an existing iron pin being at the end of said curve; thence run in a Northwesterly direction along a line tangent to the end of said curve and along the Northeast right of way line of said Shelby County Highway #80 for a distance of 493.83 feet to an existing iron pin; thence turn an angle to the right of 56 degrees 57 minutes 58 seconds and run in a Northerly direction for a distance of 94.92 feet to an existing iron pin being on the Southeasterly right of way line of Shelby County Highway #12; thence turn an angle to the right of 38 degrees 57 minutes 32 seconds and run in a Northeasterly direction for a distance of 39.47 feet to an existing iron pin being on the Southeast right of way line of Shelby County Highway #12 and being on the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of 21 degrees 01 minutes 25 seconds and a radius of 1869.87 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 686.11 feet to the point of ending of said curve and being marked by an existing iron pin being on the Southeast right of way line of said Shelby County Highway #12; thence run in a Northeasterly direction along said Southeast right of way line and along a line tangent to the end of said curve for a

A handwritten signature is located in the bottom right corner of the page.

distance of 439.16 feet to an existing old open top iron pin; thence turn an angle to the right of 88 degrees 29 minutes 11 seconds and run in a Southeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the left of 88 degrees 29 minutes 11 seconds and run in a Northeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the left of 91 degrees 30 minutes 49 seconds and run in a Northwesterly direction for a distance of 200.0 feet to an existing iron pin being on the Southeast right of way line of Shelby County Highway #12; thence turn an angle to the right of 91 degrees 30 minutes 49 seconds and run in a Northeasterly direction along the Southeast right of way line of said Shelby County Highway #12 for a distance of 303.55 feet to an existing iron pin being on the East line of the NE ¼ of said Section 21; thence turn an angle to the right of 112 degrees 20 minutes 26 seconds and run in a Southerly direction along the East line of said NE ¼ of said Section 21 for a distance of 1181.99 feet, more or less, to an existing iron pin being the point of beginning; being situated in Shelby County, Alabama.

_____(end of legal description)


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Real Estate Sales Validation Form

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

Grantor's Name CYRUS GIVIANPOUR
 Mailing Address 1969 ROCKY BROOK DR.
BIRMINGHAM, AL
35243

Grantee's Name CCN Asset Management Co. LLC
 Mailing Address 1969 ROCKY BROOK DR.
BIRMINGHAM AL 35243

Property Address See Attach Legal
"Parcel 7"

Date of Sale 5-21-2012
 Total Purchase Price \$ 1,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Deed; Quit Claim Deed

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 11-19-2012

Print CYRUS GIVIANPOUR

☐ Unattested

Sign

(verified by)


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Parcel 7**GVE 44ac Across from GVE Entrance**

Part of the East $\frac{1}{2}$ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama. Being more particularly described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 21, being marked by existing old rebar, run in a Southerly direction along the East line of said Southeast $\frac{1}{4}$ of Section 21 for a distance of 1332.17 feet to an existing iron pin; thence turn an angle to the left of 00 degrees 19 minutes 09 seconds and run in a Southerly direction for a distance of 75.34 feet to an existing iron pin, being on the North right of way line of Shelby County Highway #80; thence turn an angle to the right of 91 degrees 34 minutes 16 seconds and run in a Westerly direction along the North right of way line of said Shelby County Highway #80 for a distance of 31.83 feet to the point of beginning of a curve; said curve being concave in a Northeasterly direction and having a central angle of 68 degrees 30 minutes 11 seconds and a radius of 533.13 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 637.41 feet to an existing iron pin being at the ending of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve and along the Northeast right of way line of Shelby County Highway #80 for a distance of 467.76 feet to an existing iron pin; thence turn an angle to the right of 86 degrees 49 minutes 15 seconds and run in a Northeasterly direction for a distance of 203.49 feet to existing iron pin; thence turn an angle to the left of 90 degrees and run in a Northwesterly direction for a distance of 200.0 feet to an existing old open top iron pin; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 203.42 feet to an existing iron pin being on the Northeast right of way line of Shelby County Highway #80 and being on a curve, said curve being concave in a Southwesterly direction having a central angle of 22 degrees 09 minutes 03 seconds and a radius of 1472.53 feet; thence turn an angle to the right (75 degrees 04 minutes 16 seconds to the chord of said curve) and run along the arc of said curve for a distance of 569.29 feet to an existing iron pin being at the end of said curve; thence run in a Northwesterly direction along a line tangent to the end of said curve and along the Northeast right of way line of said Shelby County Highway #12 for a distance of 493.83 feet to an existing iron pin; thence turn an angle to the right of 56 degrees 57 minutes 58 seconds and run in a Northerly direction for a distance of 94.92 feet to an existing iron pin being on the Southeasterly right of way line of Shelby County Highway #12; thence turn an angle to the right of 38 degrees 57 minutes 32 seconds and run in a Northeasterly direction for a distance of 39.47 feet to an existing iron pin being on the Southeast right of way line of Shelby County Highway #12 and being on the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of 21 degrees 01 minutes 25 seconds and a radius of 1869.87 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 686.11 feet to the point of ending of said curve and being marked by an existing iron pin being on the Southeast right of way line of said Shelby County Highway #12; thence run in a Northeasterly direction along said Southeast right of way line and along a line tangent to the end of said curve for a distance of 439.16 feet to an existing old open top iron pin; thence turn an angle to the right of 88 degrees 29 minutes 11 seconds and run in a Southeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the left of 88 degrees 29 minutes 11 seconds and run in a Northeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the left of 91 degrees 30 minutes 49 seconds and run in a Northwesterly direction for a distance of 200.0 feet to an existing iron pin being on the Southeast right of way line of Shelby County Highway #12; thence turn an angle to the right of 91 degrees 30 minutes 49 seconds and run in a Northeasterly direction along the Southeast right of way line of said Shelby County Highway #12 for a distance of 303.55 feet to an existing iron pin being on the East line of the NE $\frac{1}{4}$ of said Section 21; thence turn an angle to the right of 112 degrees 20 minutes 26 seconds and run in a Southerly direction along the East line of said NE $\frac{1}{4}$ of said Section 21 for a distance of 1181.99 feet, more or less, to an existing iron pin being the point of beginning; being situated in Shelby County, Alabama.


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