

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

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

20121119000442890 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
11/19/2012 12:16:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of ~~One Thousand~~ ^{FIVE HUNDRED} Dollars and No Cents (\$500.00) 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: \$.50

STATE OF Alabama)
Jefferson COUNTY)

I, Brian 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 24 day of May, 2012.

Brian Cummings

Notary Public

My Commission Expires: _____

Exhibit A

Legal Description of Property

Shelby County, Alabama Property

Parcel II:

Lots 955 and 957, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 2, as recorded in Map Book 27, Page 85, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

_____(end of legal description)



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A handwritten signature in black ink, appearing to be a stylized 'S' or 'J' followed by a flourish.

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 LOT 955 - 957
CHURCHMAN ADD TO
HABERSHAM PH 2 MB 27
Pg 85 AS RECORDED IN
Probate Office Shelby County AL.

Date of Sale 5-21-2012
 Total Purchase Price \$ 500.00
 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 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 any.

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

(Signature)
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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