

THIS INSTRUMENT WAS PREPARED BY:

Paul H. Greenwood, Esq.

Balch & Bingham LLP

P.O. Box 306

Birmingham, Alabama 35201

SEND TAX NOTICE TO:

Dad's Carpet Cleaning

3186 Lee St

Pelham, AL 35124

STATE OF ALABAMA)

)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Thousand Two Hundred Forty Five and 85/100 Dollars (\$40,245.85) in hand paid to the undersigned (the "Grantor"), the receipt of which is hereby acknowledged, the undersigned, **SFS, LLC**, an Alabama limited liability company, hereby remises, releases, quitclaims, grants, sells and conveys to **Dad's Carpet and Upholstery Cleaning, Inc.** ("Grantee"), all of Grantor's right, title, interest and claim, if any, in or to the real estate situated in Shelby County, Alabama, (the "Property"), and being more particularly described as follows:

The Property is described in that certain Certificate of Land Sold for Taxes and Purchased at Tax Sale by an Individual, Receipt # 38636, dated May 12, 2009, as:

BEG 300.89 W & 175 S OF NE CORNER ¼ W 199.81 N 70.05 W 174.34 to R/R/ R/W SE 393.92 ALG R/W CON 150 ALG R/W N ALG R/W CO RD 283 TO POB.

To the best of the Grantor's knowledge but without warranty, the Property is also described as follows, based on that certain Warranty Deed dated July 30, 2008, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument Number 20080808000319440:

A parcel of land situated in the Northeast ¼ of Section 23, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said Section 23; thence run in a Westerly direction along the North line of said ¼ - ¼ Section a distance of 300.89 feet, more or less, to the West side of the old Montgomery Highway; thence turn an angle to the left of 95 degrees 44 minutes and run in a Southerly direction along the West line of said Highway a distance of 165.0 feet; thence turn 1 degrees 04 minutes 45 seconds right for a distance of 10.03 feet to the point of beginning of the property described herein; thence continue along last described course for 184.97 feet; thence 98 degrees 37 minutes 08 seconds right for 90.28 feet to the right of way of the L&W Railroad; thence 35 degrees 44 minutes 21 seconds and run Northwesterly along said railroad right of way for a distance of 247.74 feet; thence continue along said right of way for 146.18 feet; thence 142 degrees 11 minutes 30 seconds right for 174.34 feet; thence 95 degrees 44 minutes right for 70.05 feet; thence 95 degrees 44 minutes left for 199.81 feet to the point of beginning; being situated in Shelby County, Alabama.

IT IS THE INTENT OF THIS CONVEYANCE TO PERFECT TITLE IN GRANTEE.

TO HAVE AND TO HOLD to said Grantee, his successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of the 20th day of May, 2013.

[Signature and Acknowledgment on the Following Page]

GRANTOR:

SFS, LLC

By: *James Gossett*

Print Name: James Gossett

Its: President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Gossett, whose name as President of SFS, LLC, an Alabama limited liability company, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand and official seal, this the 20th day of May, 2013

Notary Public: *Janice P Mosley*

[NOTARIAL SEAL]

My Commission Expires: 3-7-14



20130523000212510 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/23/2013 12:51:29 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 SFS, LLC
Mailing Address _____

Grantee's Name Dave Pastor
Mailing Address Dad's Carpet Cleaning
3186 Lee St.
Pelham AL 35124

Property Address 3186 Lee St.
Pelham AL 35124

Date of Sale May 22nd 2013
Total Purchase Price \$ 40,245.85

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 5-23-2013

Print Dave Pastor

☐ Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

