

This instrument prepared by:
William C. Brown
ENGEL HAIRSTON & JOHANSON, P.C.
109 N. 20th Street, 4th Floor
Birmingham, AL 35203
(205) 328-4600

STATE OF ALABAMA

COUNTY OF SHELBY

QUITCLAIM DEED

20140102000001750 1/3 \$481.00
Shelby Cnty Judge of Probate, AL
01/02/2014 03:15:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned GEORGE SARRIS (also known as George E. Sarris), a widowed man, hereinafter collectively "Grantor", hereby remise, release, quitclaim, grant, sell and convey unto, Louis Sarris (also known as Elias Pantelis George Sarris), hereinafter collectively "Grantee", and whose address is 2816 Vestavia Forest Place, Birmingham, Alabama 35216, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description Attached hereto as Exhibit "A"

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand and seal this 26 ^{November,} TH day of ~~October~~, 2013

G. E. Sarris

George Sarris (also known as George E. Sarris), Individually

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that George Sarris (also known as George E. Sarris), whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of November, 2013.

Alu Kern

Notary Public

My Commission Expires: 12/14/2016

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$461.00

EXHIBIT "A"

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 712.00 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course of 170.40 feet to a point on the Northwest right of way line of U.S. Highway 31, thence turn 64 degrees 06 minutes 30 seconds (deed 64 degrees 08 minutes 15 seconds) left and run Northeasterly along said right of way line for 144.47 feet; thence turn 115 degrees 53 minutes 02 seconds (deed 115 degrees 51 minutes 45 seconds) left and run Westerly for 233.49 feet; thence turn 90 degrees 00 minutes 28 seconds left and run 130.00 feet to the point of beginning; being situated in Shelby County, Alabama.



20140102000001750 2/3 \$481.00
Shelby Cnty Judge of Probate, AL
01/02/2014 03:15:38 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 George Sarris
Mailing Address 326 Gran Avenue
Homewood, AL
35209

Grantee's Name Louis Sarris
Mailing Address 2816 Vestavia Forest Place
Birmingham, AL 35216

Property Address 2720 Pelham Pkwy.
Pelham, AL 35124

Date of Sale November 26, 2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 460,730.00

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 2013 Tax Assessor's Records

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 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 11/26/2013

Print Louis Sarris, Grantee

Unattested

(verified by)

Sign

Louis Sarris
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

