

THIS INSTRUMENT WAS PREPARED BY:
Raja C. Khalaf
SFS, LLC
2100 Third Avenue North, Suite 1100
Birmingham, Alabama 35242

SEND TAX NOTICE TO:
Debra Svensson
3853 Helena Road
Helena, Alabama 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 and conveys to **DEBRA SVENSSON** ("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, dated May 4, 2009, as:

SEC 15 TSP 20S RNG 03W JOSEPH SQUIRE'S MAP OF HELENA LT 2 S ½
LT 3 LT 4 N30 BLK 3.

Tax parcel identification number 13-05-15-3-005-002.001.

To the best of the Grantor's knowledge but without warranty, the Property is also described as follows:

South ½ of Lot 2, Lot 3 and the North 30 feet of Lot 4, Block 3, Squire's Map of Helena, according to the original survey and subdivision plat of Joseph Squires, which is recorded in Map Book 3, Page 121 and 121A, in the Probate Office of Shelby County, Alabama..

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

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

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of the 5th day of March, 2014.

GRANTOR:

SFS, LLC

By: _____

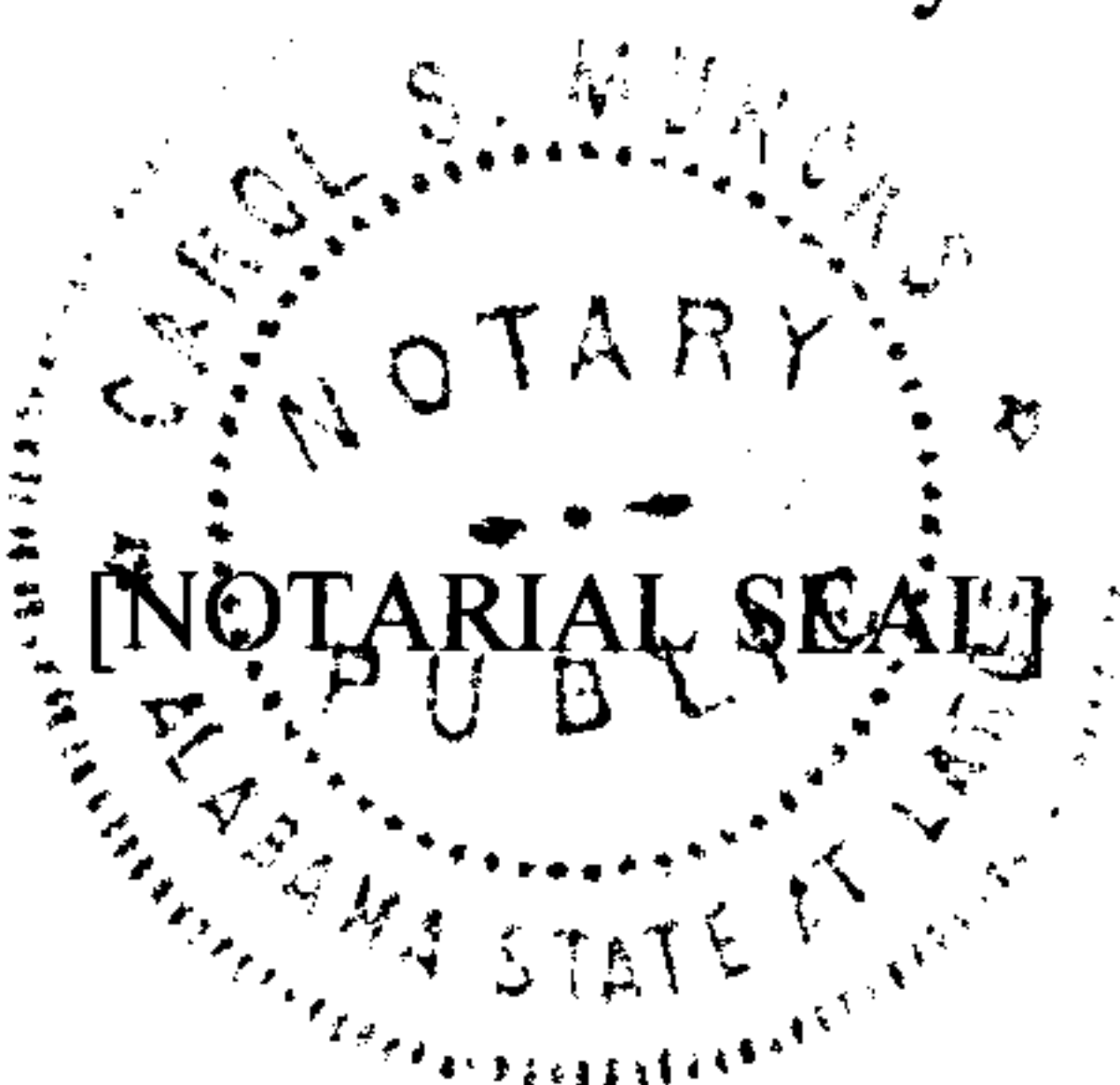
Its: Vice President

Shelby County, AL 03/11/2014
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry W. Powell, whose name as Vice 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 President 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 5th day of March, 2014



Notary Public: _____

Carol S. Marks

My Commission Expires: _____

10-6-14

Real Estate Sales Validation Form

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

Grantor's Name Jared Properties
Mailing Address _____

Grantee's Name Debra Svensson
Mailing Address 3853 Helena Rd
Helena, AL 35080

Property Address 3853 Helena Rd
Helena AL 35080

Date of Sale 3-5-14
Total Purchase Price \$ 4800.00

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 Certified Check Recpt


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,


20140311000067530 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
03/11/2014 11:28:15 AM FILED/CERT

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 3-11-14

Print Debra Svensson

Unattested

Sign

Debra Svensson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1