

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED
WITHOUT BENEFIT OF SURVEY OR
TITLE EXAM

QUIT CLAIM DEED

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JAMES "Jim" N. CARROLL, a married man and BETTY L. CARROLL, a married woman** (herein referred to as "Grantor") do by these present grant, releases, remise, quit claim and convey unto **JBj CONSTRUCTION, LLC** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 2, According to Resurvey of Fernwood, Third Sector,
Recorded in Map Book 7, Page 80, in the Probate Office of Shelby
County.

This conveyance is hereby made subject to all easements, restrictions,
mortgages, rights of way and other matters of record in the Probate
Office of Shelby County, Alabama, including, without limitation, the
following:

**Mortgage in favor of RBC Bank (USA) in the original principal
amount of \$83,360.33 recorded on April 28, 2011 at instrument
number 20110428000129060**

This property does not constitute the homestead of the Grantors.

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

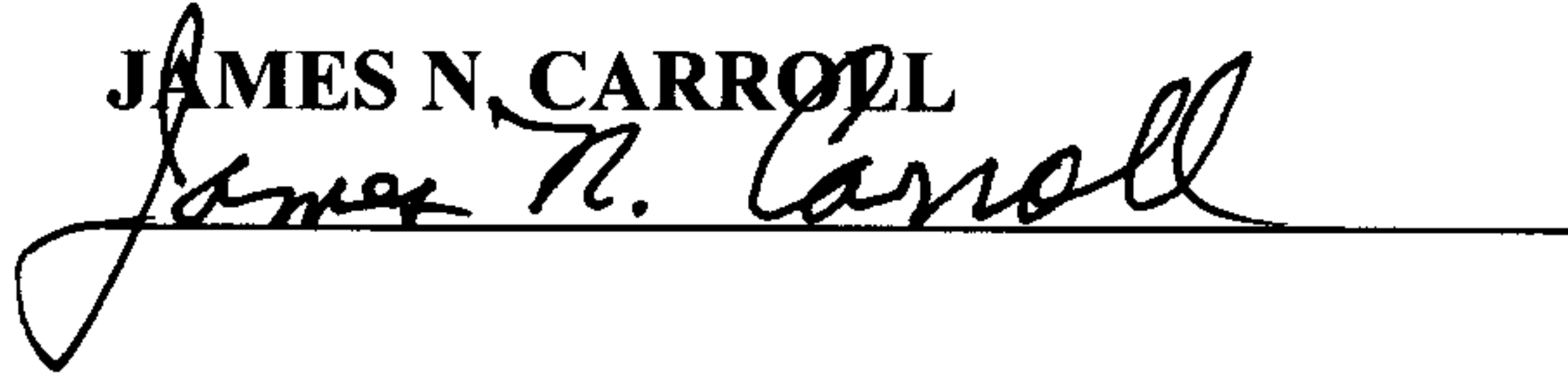
And the above does, for their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all

Shelby County, AL 08/07/2014
State of Alabama
Deed Tax: \$218.00


20140807000245130 1/4 \$241.00
Shelby Cnty Judge of Probate, AL
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encumbrances, except as otherwise noted above, that they have a good right to convey the same as aforesaid, and that their heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 24 day of July, 2014.

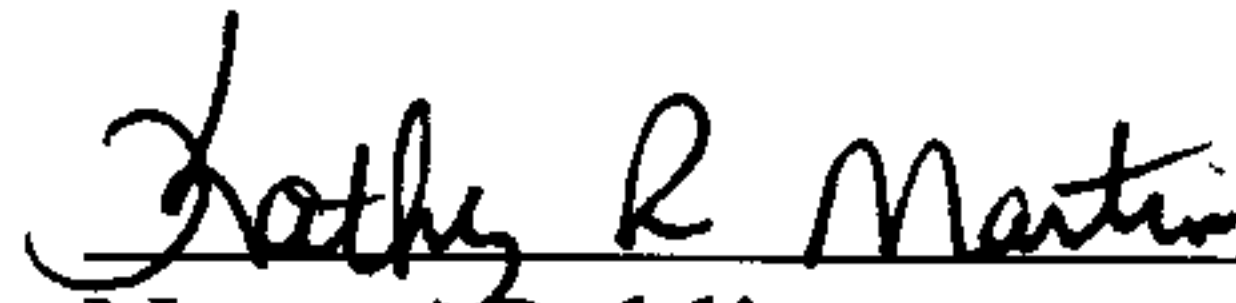
JAMES N. CARROLL


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that JAMES N. CARROLL whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of July, 2014.


Notary Public

My Commission Expires _____ NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 27, 2015


20140807000245130 2/4 \$241.00
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[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

In Witness Whereof, the said Grantor has set its hand and seal this 25 day of July, 2014.

BETTY L. CARROLL

Betty L. Carroll

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that BETTY L. CARROLL whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25 day of July, 2014.

Kathy R. Martin
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 27, 2015

My Commission Expires _____

GRANTEE'S MAILING ADDRESS:

JB Construction, LLC
c/o William Dennis Schilling
1032 26th Street South
Birmingham, Alabama 35205

THIS INSTRUMENT PREPARED BY:

Jamie Wilson, Esq.
2019 Third Avenue North
Birmingham, Alabama 35203
Telephone: 205-278-8000



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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 James N. Carroll Grantee's Name JBT Construction LLC
Mailing Address 10751 Brent Brook Drive Mailing Address To Dennis Schilling
Vance, AL 35490 P.O. Box 55147
Birmingham AL 35253
Property Address 635 Bennett Date of Sale _____
Alabaster Total Purchase Price \$ _____
35007 or
Actual Value \$ _____
or
Assessor's Market Value \$ 218,000

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 7-29-2014

Print William Dennis Schilling

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140807000245130 4/4 \$241.00
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Form RT-1