

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 and BETTY L. CARROLL, husband and wife** (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 20, in Block 2, according to the Survey of Norwick Forest Third Sector Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

Property Address: 150 New Gate Road, Alabaster, Alabama 35007

Subject to all encumbrances of record.

This property does not constitute the homestead of the Grantor.

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 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,

JNC
BC

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 8th day of September, 2014.

JAMES N. CARROLL

James N. Carroll

STATE OF ALABAMA

COUNTY OF JEFFERSON

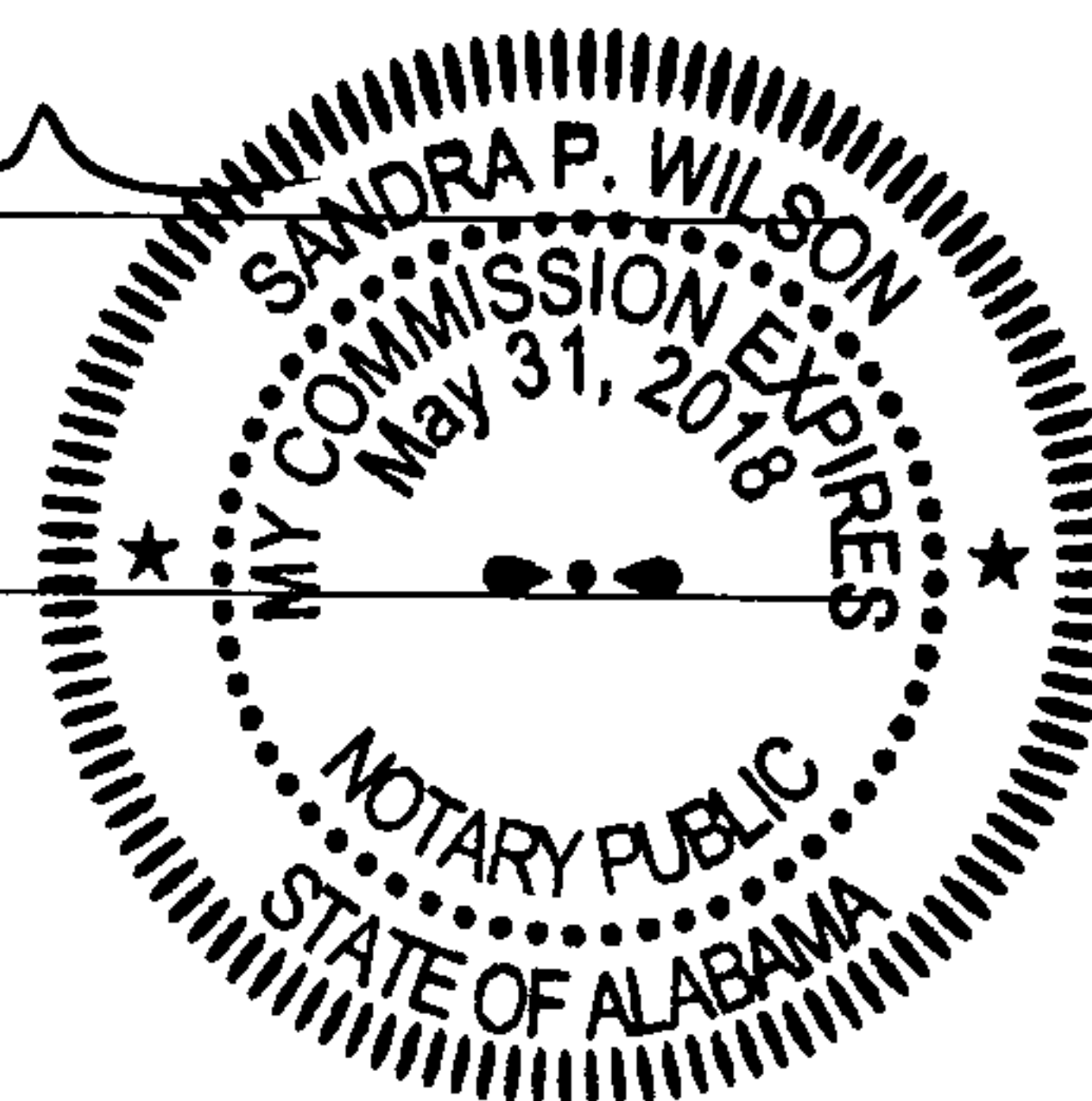
I, the undersigned notary public, in and for said county and state, hereby certify that JAMES N. CARROLL whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily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

Given under my hand and seal this 8th day of September, 2014.

Sandra P. Wilson

Notary Public

My Commission Expires _____



[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

20140910000282750 2/4 \$316.00
Shelby Cnty Judge of Probate, AL
09/10/2014 09:37:31 AM FILED/CERT

JNC
PC

In Witness Whereof, the said Grantor has set its hand and seal this 8th day of September, 2014.

BETTY L. CARROLL

Betty L. Carroll

STATE OF ALABAMA

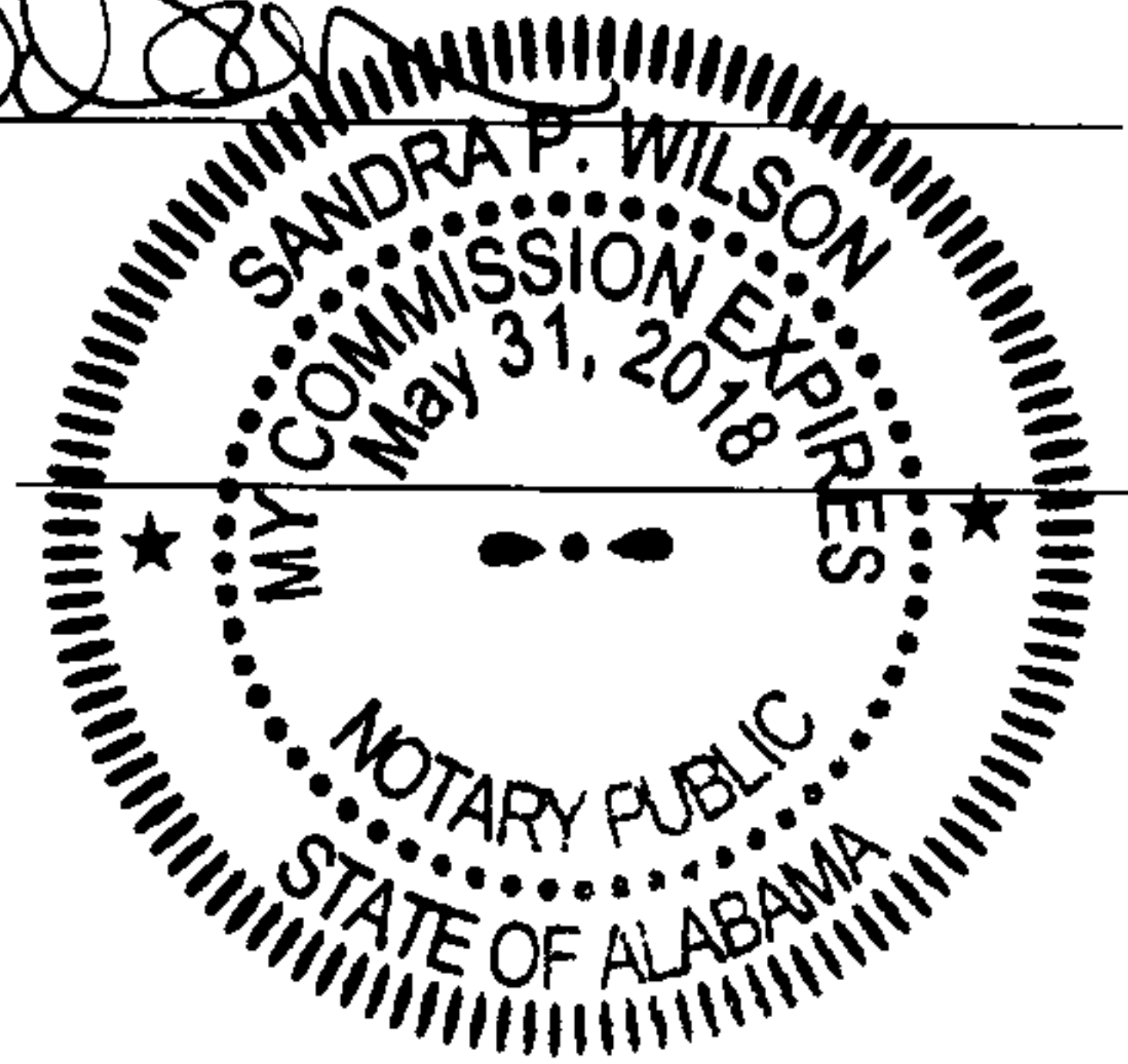
COUNTY OF JEFFERSON

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 8th day of September, 2014.

Sandra P. Wilson
Notary Public

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



20140910000282750 3/4 \$316.00
Shelby Cnty Judge of Probate: AL
09/10/2014 09:37:31 AM FILED/CERT

JWC
Be

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 JB1 Construction LLC
 Mailing Address 10751 Bent Brook Drive Mailing Address 26 William Dennis Schilling
Vance, AL P.O. Box 55147
35490 B'ham, AL
35255

Property Address 150 Newgate Road Date of Sale _____
Alabaster, AL Total Purchase Price \$ _____
35007 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 292,700

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 Settlement of Unfulfilled
☐ Closing Statement Conveyance Claim

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

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 9-10-2014

Print William Dennis Schilling

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140910000282750 4/4 \$316.00
 Shelby Cnty Judge of Probate: AL
 09/10/2014 09:37:31 AM FILED/CERT