


**STATE OF ALABAMA**

**COUNTY OF SHELBY**

  
20140910000282760 1/5 \$37.50  
Shelby Cnty Judge of Probate, AL  
09/10/2014 09:37:32 AM FILED/CERT

**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:

See legal description of Part of Lot 48 Norwick Forest Subdivision  
attached here as "Exhibit A"

**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, 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 September,

Shelby County, AL 09/10/2014  
State of Alabama  
Deed Tax: \$11.50

*JNC*  
*BC*

2014.

JAMES N. CARROLL

*James N. Carroll*

STATE OF ALABAMA

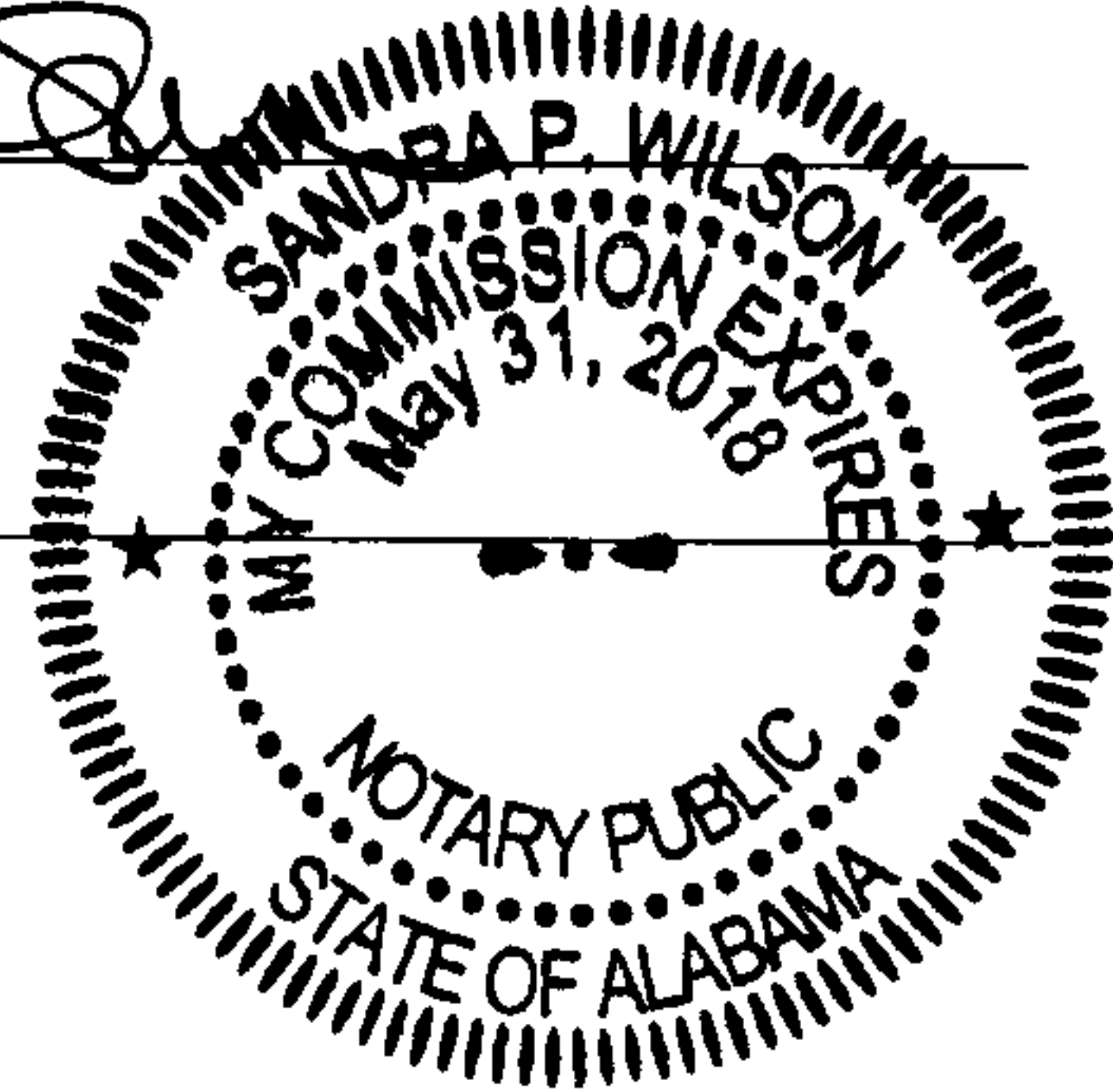
COUNTY OF JEFFERSON

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]



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*Jnc*  
*be*

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

**BETTY L. CARROLL**

*Betty L. Carroll*

**STATE OF ALABAMA**

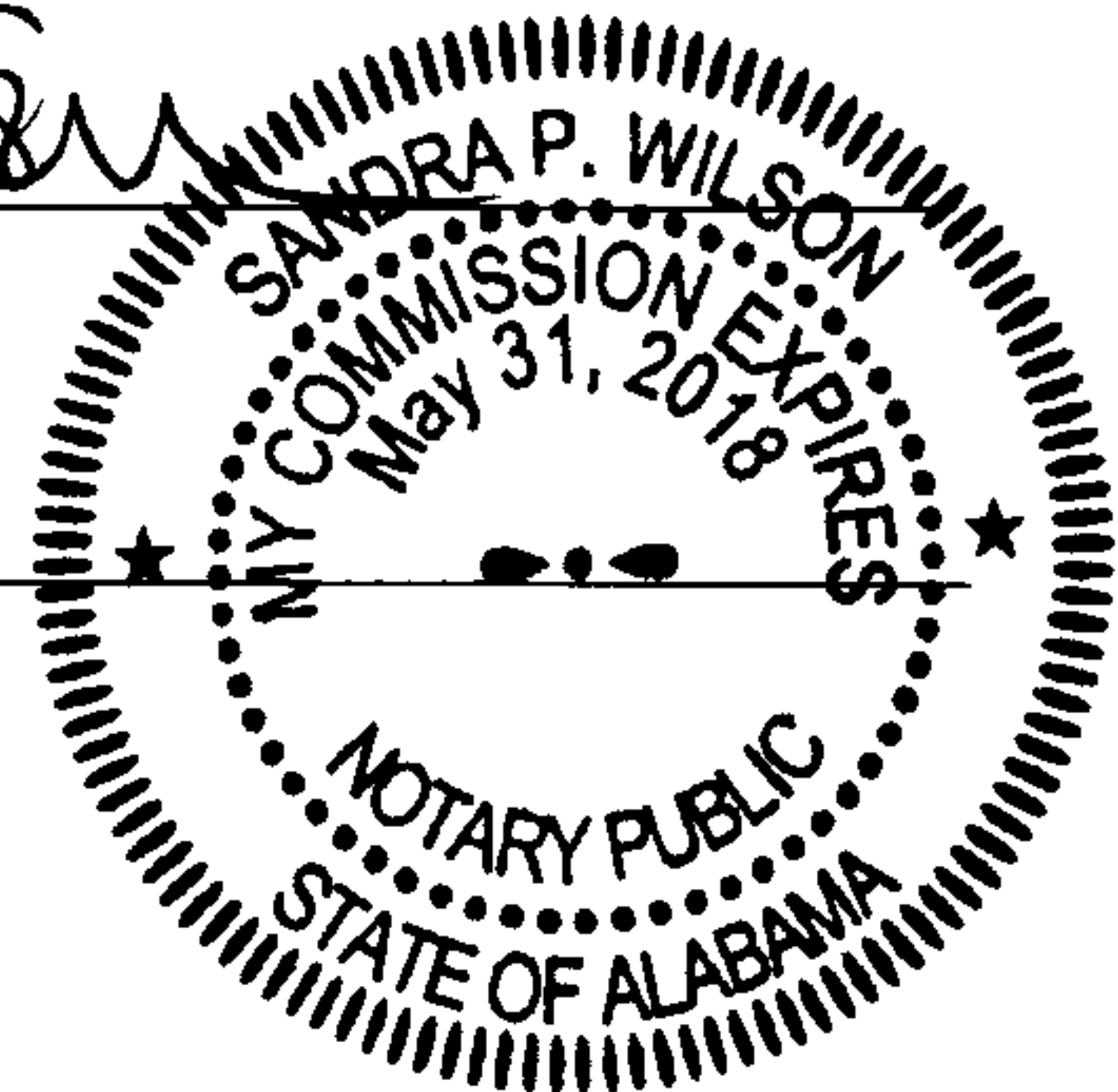
**COUNTY OF JEFFERSON**

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 Sun 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 26<sup>th</sup> 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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*JWC*  
*BC*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of Lot 48 of the Norwick Forest Subdivision, 3<sup>rd</sup> Sector, Phase 2, a map or plat of which is recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama, and more particularly described as follows:

Commencing at an iron pin found on the right of way of Kingsley Court, common to lots 48 and 49 of said subdivision; thence run Southeasterly and radially to the cul-de-sac a distance of 43.11 feet to an iron pin set and the point of beginning; thence with a deflection angle of 45 deg. 57 min. 52 sec. to the right run a distance of 52.14 feet to an "X" set in the centerline of a concrete flume; thence with a deflection angle of 6 deg. 56 min. 24 sec. to the left run along the centerline of said concrete flume a distance of 66.67 feet to an "X" set in centerline of flume; thence with a deflection angle of 5 deg. 55 min. 38 sec. to the left continue along centerline of concrete flume a distance of 99.35 feet to an "X" set in the centerline of concrete flume on the South line of said Lot 48; thence left and run East along the South line of said Lot 48 to the SE corner of said Lot 48; thence left and run Northwesterly along the Northeast line of said Lot 48 to the point of beginning, lying in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West.



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*JAC*  
*BC*

# 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 JBJ Construction LLC  
Mailing Address 10751 Bent Brook Drive Mailing Address To William Dennis Schilling  
Vance, AL P.O. Box 55147  
35490 B'ham, AL  
35255  
Property Address 135 Kingslog Court Date of Sale \_\_\_\_\_  
Atlaston, AL Total Purchase Price \$ \_\_\_\_\_  
35007 or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 11,400

Lot 48

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 Homestead  
☐ 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

