

# JEFFERSON TITLE



20140923C00297690 1/3 \$320.00  
Shelby Cnty Judge of Probate, AL  
09/23/2014 11:39:08 AM FILED/CERT

This instrument was prepared by:

Send tax notice to:

(Name) Ron Kent \_\_\_\_\_

(Name) Ron Kent \_\_\_\_\_

(Address) 6096 Brookhill Circle Birmingham AL 35242 \_\_\_\_\_

(Adrs) 6096 Brookhill Circle Birmingham AL 35242

## QUITCLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$10.00, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Robert W Yosaitis Jr, hereby releases, remises, quitclaims, grants, sells and conveys to Robert W. Yosaitis, Jr. and Ron H. Kent, Jr., as tenants in common (herein referred to as grantee, whether one or more), all of his/her/their right, title interest, and claim in or to the following described real estate situated in SHELBY County, Alabama, to-wit:

TO HAVE AND TO HOLD to said grantee forever.

Given under my/our hand(s) and seal(s), this 19 day of September, 2014.

\_\_\_\_\_  
ROBERT W. YOSAITIS, JR.

STATE OF New York  
COUNTY OF Onondaga

I, Katie M. Stewart, a Notary Public in and for said County, in said State, hereby certify that Robert W. Yosaitis Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of September, 2014.

\_\_\_\_\_

Shelby County: AL 09/23/2014  
State of Alabama  
Deed Tax: \$300.00

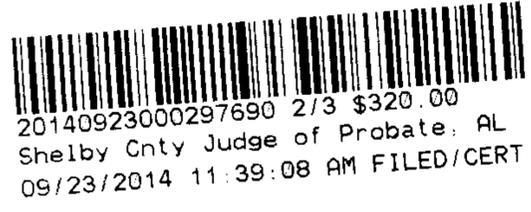
**KATIE M. STEWART**  
Notary Public - State of New York  
No. 01ST6267643  
Qualified in Onondaga County  
My Commission Expires 8/20/16

\_\_\_\_\_  
Notary Public

LEGAL DESCRIPTION FOR 6096 BRROKHILL CIRCLE, BIRMINGHAM, AL 35242

Lot 109, according to the Survey of Meadow Brook Highlands, as recorded in Map 14, pages 21 A & B, in the Probate Office of Shelby County, Alabama.

Parcel Number 10-1-01-0-001-003.029



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Robert W. Yasards Jr
3750 Las Vegas Blvd South
Las Vegas, NV
89154

Grantee's Name
Mailing Address

Robert W. Yasards, Jr
Don H Kent Jr
6096 Rockhill Circle
R. Lee, AL 35242

Property Address

[Blank lines for property address]

Date of Sale

5/10/14

Total Purchase Price \$

600,000

or

Actual Value

\$ 1/2 = 300,000

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

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 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

Print

[Signature]

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

