



20141216000394810 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
12/16/2014 01:06:16 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:

Nabil A. Fino & Areej N. Fino
3311 Waterstone Blvd. #60
Lake Orion, MI 48359

QUIT CLAIM DEED

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Eleven Thousand Three Hundred Nineteen and 03/100 Dollars, (\$11,319.03) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Lynn Jared dba Jared Properties** (hereby referred to as "GRANTOR") hereby remises, releases, quit claims, grants, sells, and conveys unto **Nabil A. Fino and Areej N. Fino** (hereby referred to as "GRANTEES") as joint tenants with rights of survivorship, all her rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit: Parcel ID#58/10/06/13/0/001/003.001 described as:

MAP NUMBER 10 6 13 0 000

CODE1: 00

CODE2: 00

SUB DIVISION1:

MAP BOOK: 00

PAGE: 000

SUB DIVISION2:

MAP BOOK: 00

PAGE: 000

PRIMARY LOT: PRIMARY BLOCK: 000

SECONDARY LOT: SECONDARY BLOCK: 000

SECTION1 13 TOWNSHIP1 19S RANGE1 02W

SECTION2 00 TOWNSHIP2 00 RANGE2 00

SECTION3 00 TOWNSHIP3 RANGE3

SECTION4 00 TOWNSHIP4 RANGE4

LOT DIM1 0.00 LOT DIM2 0.00 ACRES 6.000 SQ FT 261,360.000

METES AND BOUNDS: BEG SW COR N1/2 NW1/4 NE 1/4 E557.12 to W ROW HWY 119 SW1070.89
ALG ROW N946.59 TO POB

Being the same property conveyed to the Grantor herein by tax deed recorded in Instrument No. 20130515000201620, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
2. Existing covenants and restrictions, easements, building lines, prior mineral severances and limitations of record.

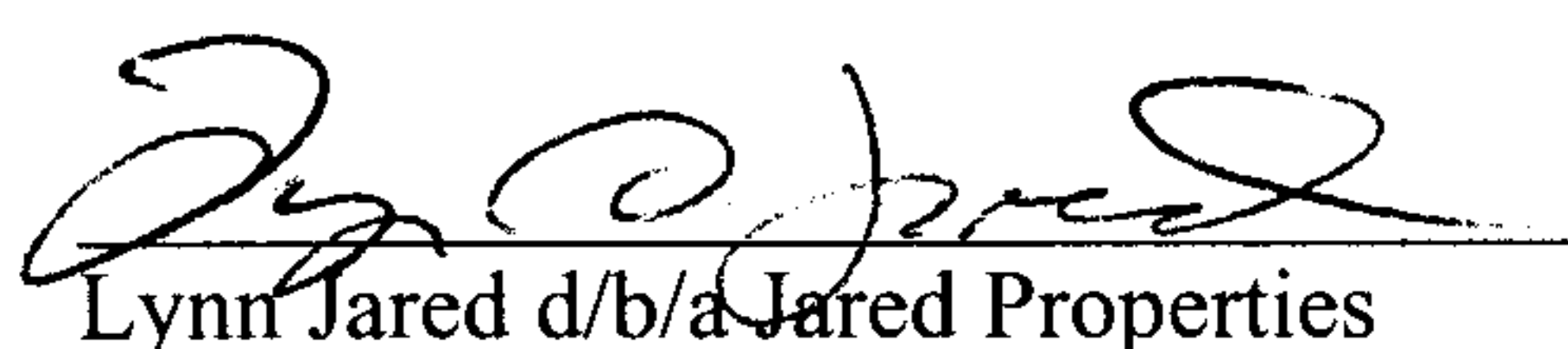
The property herein conveyed does not constitute the homestead of the Grantor or that of her spouse.

The preparer of this instrument makes no representation as to the status of the title herein conveyed.

TO HAVE AND TO HOLD to said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

Given under his hand and seal, this 4th day of December, 2014.

Witness


Lynn Jared d/b/a Jared Properties

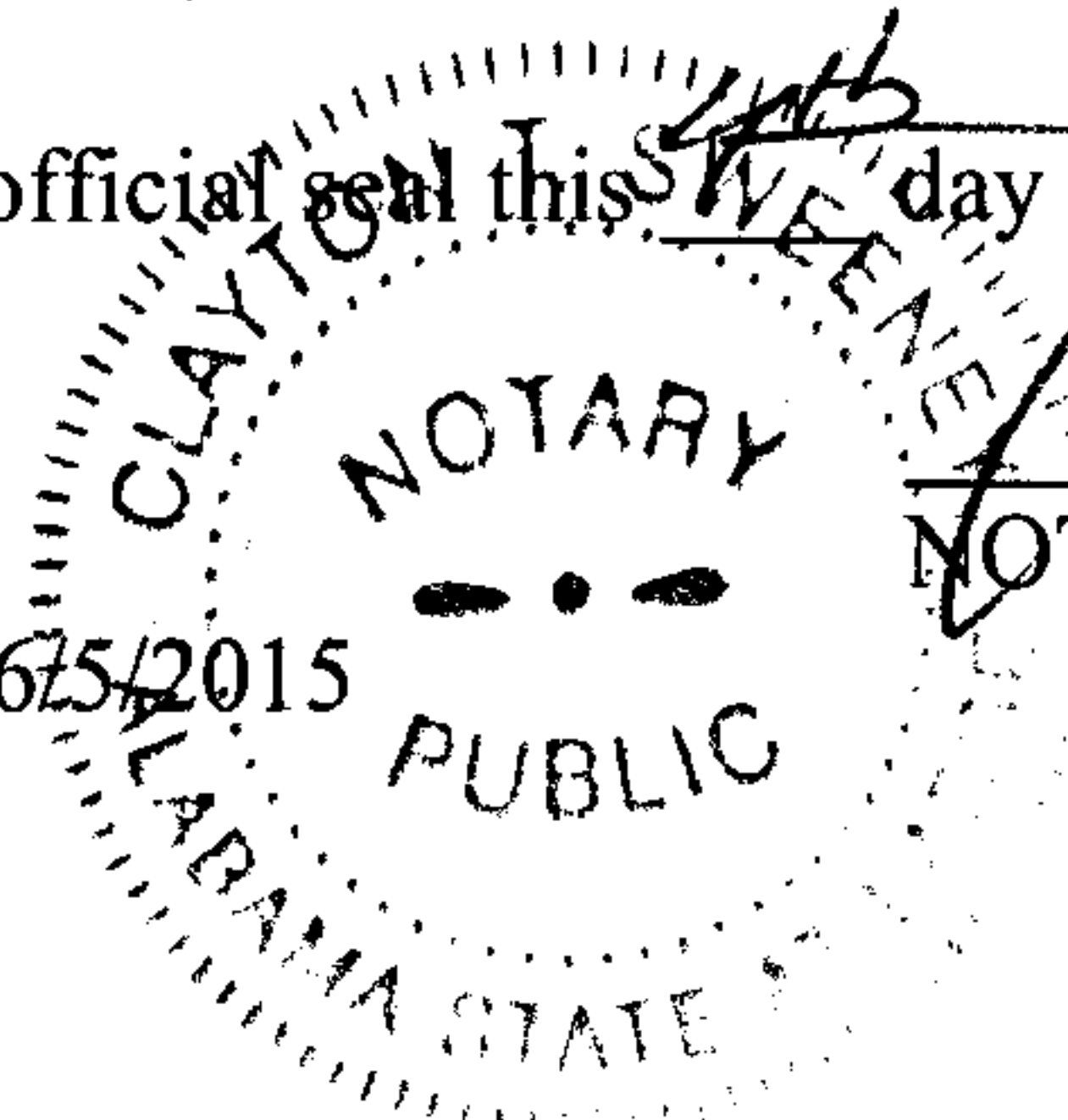
Shelby County, AL 12/16/2014
State of Alabama
Deed Tax: \$11.50

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lynn Jared, a married man, d/b/a Jared Properties, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2014.

My Commission Expires: 6/5/2015



NOTARY PUBLIC

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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

Grantee's Name

Nabil A. Fino and Areej N. Fino

Mailing Address 245 Bream Cove Road
Columbiana, AL 35051

Mailing Address 3311 Waterstone Blvd. #60
Lake Orion, MI 48359-1372

Property Address Metes and bounds

Date of Sale December 3, 2014

Total Purchase Price \$ 11,319.03

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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 _____

Print Lynn Jared dba Jared Properties

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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