


Type of Instrument: Quit Claim Deed
Grantors: Theodore Brown & JoAnn Brown
Grantee: TJB and More, LLC.

This Instrument Was Prepared
Without Title Search or Survey By:
Mary G. Nash
Attorney at Law
103 Park Drive
Maumelle, AR 72113

After Recording Return To:
Nash Law Firm, PA
103 Park Drive
Maumelle, AR 72113


20150123000024790 1/3 \$343.00
Shelby Cnty Judge of Probate: AL
01/23/2015 10:25:18 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS:


THAT WE, THEODORE BROWN and JOANN K. BROWN, husband and wife, herein after known as GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by THEODORE BROWN AND JOANN BROWN, TRUSTEES OF THE THEODORE AND JOANN BROWN IRREVOCABLE TRUST dated April 25, 2014, hereinafter known as GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, sell, quitclaim and release any and all interest in our right, title, equity and estate unto said GRANTEE and unto its heirs and assigns forever, in and to the following described lands situated in Shelby County, State of Alabama, to-wit:

LOT 171, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE IV, AS RECORDED IN MAP BOOK 35, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

To have and to hold unto GRANTEE, and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging, retaining homestead rights therein subject to the terms of the Trust referred herein.

In Witness Whereof, we have hereunto set my hand this 17th day of September, 2014.


THEODORE BROWN, Grantor


JOANN BROWN, Grantor

Shelby County, AL 01/23/2015
State of Alabama
Deed Tax: \$322.00

ACKNOWLEDGMENT

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STATE OF ARKANSAS)
)
COUNTY OF PULASKI) SS

On this day before me, a Notary Public, duly commissioned and acting, came, KIMBERLY J. BROWN, THEODORE BROWN and JOANN BROWN, to me well known as the Grantors in the foregoing deed, and stated that they executed the same for consideration, uses and purposes therein mentioned and set forth.

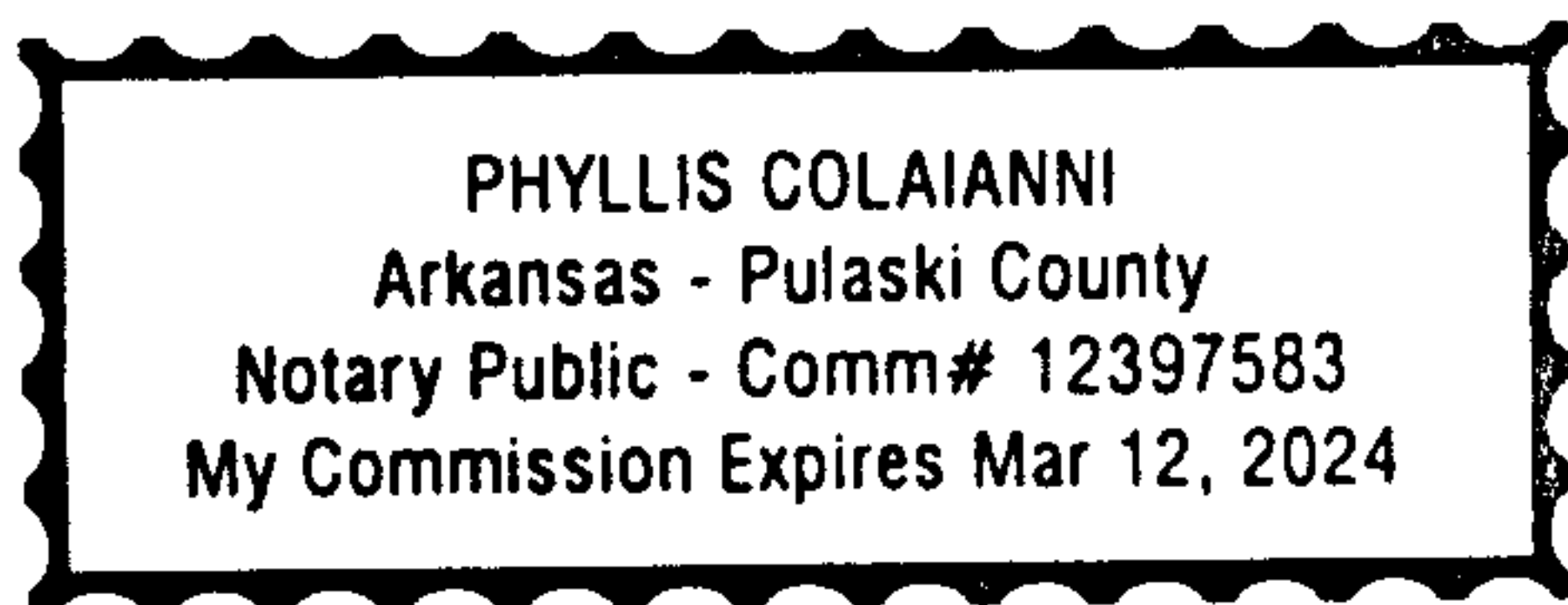
And Grantors declared that they, of their own free will, executed said instrument therein for the consideration and purposes therein contained and set forth, without compulsion or undue influence.

WITNESS my hand and official seal this 17th day of September, 2014.

Phyllis Colaianni
Notary Public

My Commission Expires:

3-12-24
(SEAL)



The undersigned hereby certifies under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

[Signature]
Grantee's or Grantees' Agent

707 North Walnut St
Grantee's Street Address

Dermott, AR 71638
Grantee's City State and Zip Code

Real Estate Sales Validation Form

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

Grantor's Name Theodore & JoAnn Brown
Mailing Address _____
2343 Arbor Glenn
Hoover, AL 35244

Grantee's Name Theodore & JoAnn Brown
Mailing Address Irrevocable Trust dtd 4/25/2014
707 N. Walnut Stree
Dermontt, AR 71638

Property Address 2343 Arbor Glenn

Date of Sale April 25, 2014
Total Purchase Price \$-0-
or
Actual Value \$
or
Assessor's Market Value \$321,900.00

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 Verbal information from County Assesor'
☐ 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 Jan. 16, 2015

Print Mary G. Nash, Agent

☒ Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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rified by)

Form RT-1