

20150303000064470
03/03/2015 09:00:24 AM
QCDEED 1/3

This instrument prepared by:
Shannon R. Crull, PC
3009 Firefighter Lane
Homewood, AL 35209

Send Tax Notice To:

PO Box 361405
Hoover, AL 35236

THIS DEED IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

QUITCLAIM DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } Know All Men by These Presents:

That for and in consideration of the sum of Ten and 0/100 Dollars (**\$10.00**) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Portrait Homes, LLC, a Delaware Series Limited Liability Company**, (herein referred to as Grantor) hereby remise, release, quitclaim, grants, sell, and convey unto **Chase Associates, Inc., an Alabama Corporation**, (herein referred to as Grantee) all of our right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:


LOT 343, ACCORDING TO THE SURVEY OF OLD CAHABA OAK RIDGE SECTOR, THIRD ADDITION, AS RECORDED IN MAP BOOK 27, PAGE 59, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This deed is prepared to correct the chain of title to the above property, which was conveyed to Portrait Homes, LLC, in error.

This deed was prepared without the benefit of a survey or title review by Shannon Reid Crull.

TO HAVE AND TO HOLD to the said Grantee, its heirs, successors and assigns forever.

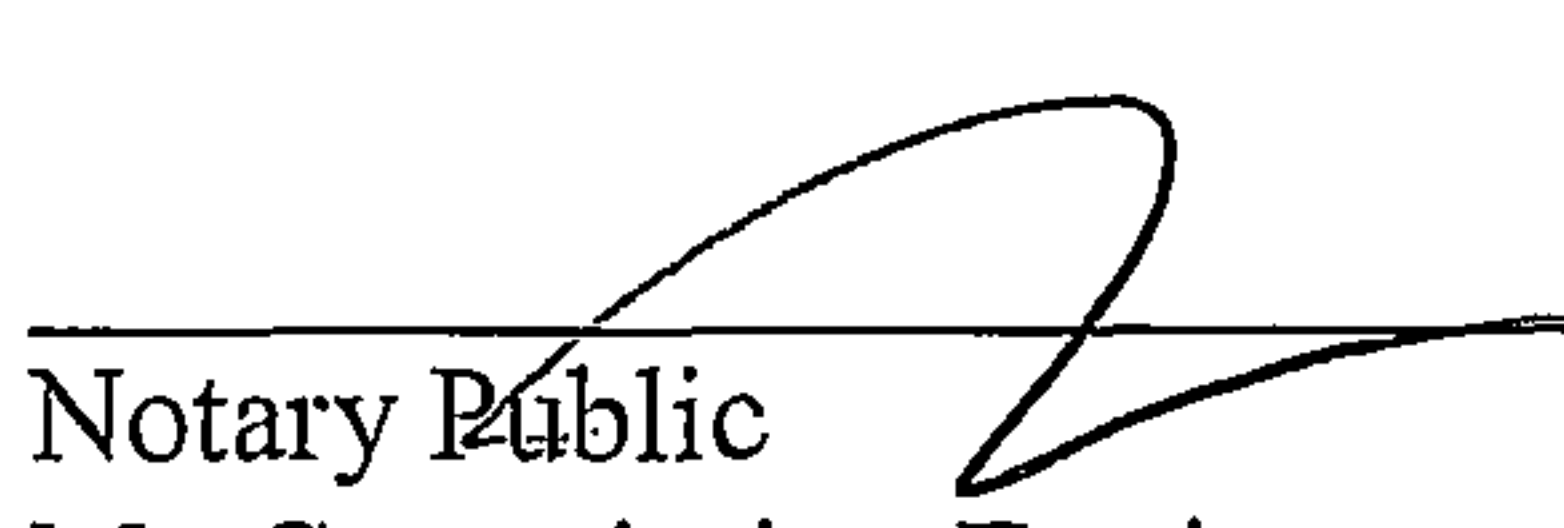
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of February 2015.

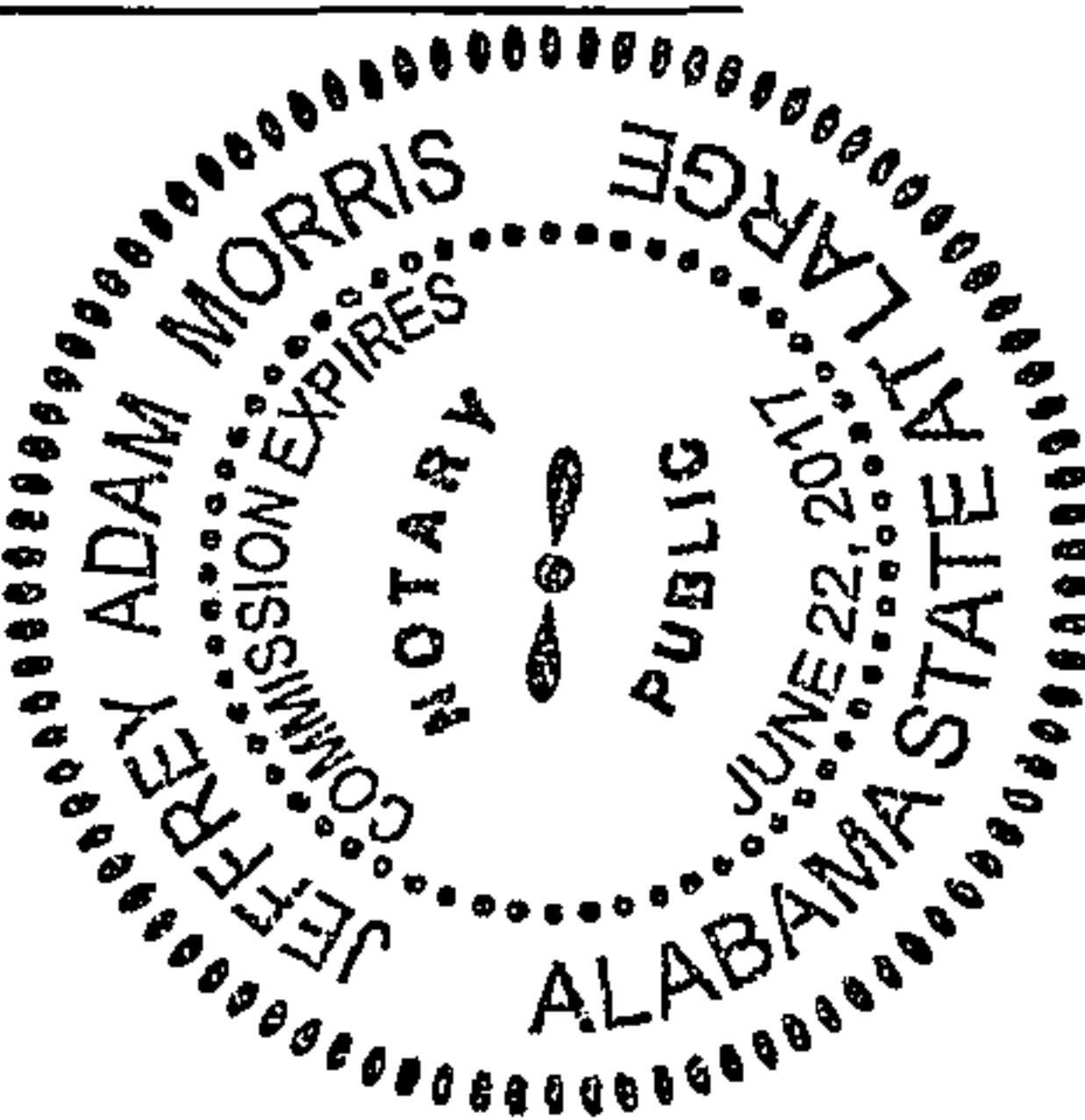
 (Seal)
Portrait Homes, LLC, a Delaware Series Limited
Liability Company
By: Robert L. Snider, its Sole Member

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as Sole Member for Portrait Homes, LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Member, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this 27th day of February, 2015.


Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Portrait Homes LLC
 Mailing Address PO Box 361405
Hoover, AL 35236

Grantee's Name Chase Associates
 Mailing Address PO Box 361405
Hoover, AL 35236

Property Address 1212 Old Cahaba Trace
Helena, AL 35080

Date of Sale 2/27/15

Total Purchase Price \$ _____

or

Actual Value \$ 175,100.00

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 Value

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 2/27/15



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/03/2015 09:00:24 AM
 \$195.50 CHERRY
 20150303000064470

Print Amy Florine Courten

[Signature]
 Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)