


This Instrument was prepared by:  
Christa C. Ketchum  
Law Office of Christa C. Ketchum, LLC  
1220 Alford Avenue  
Birmingham, AL 35226

  
20150506000148530 1/3 \$85.00  
Shelby Cnty Judge of Probate: AL  
05/06/2015 12:08.52 PM FILED/CERT

**QUIT CLAIM DEED – FOR PURPOSES OF CLEARING TITLE**

STATE OF ALABAMA     )

SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **(\$1.00) one dollar**, and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Corynn Rowland, formerly known as Corynn M. Dielen**, a married woman, hereby releases, quitclaims, grants, sells and conveys to

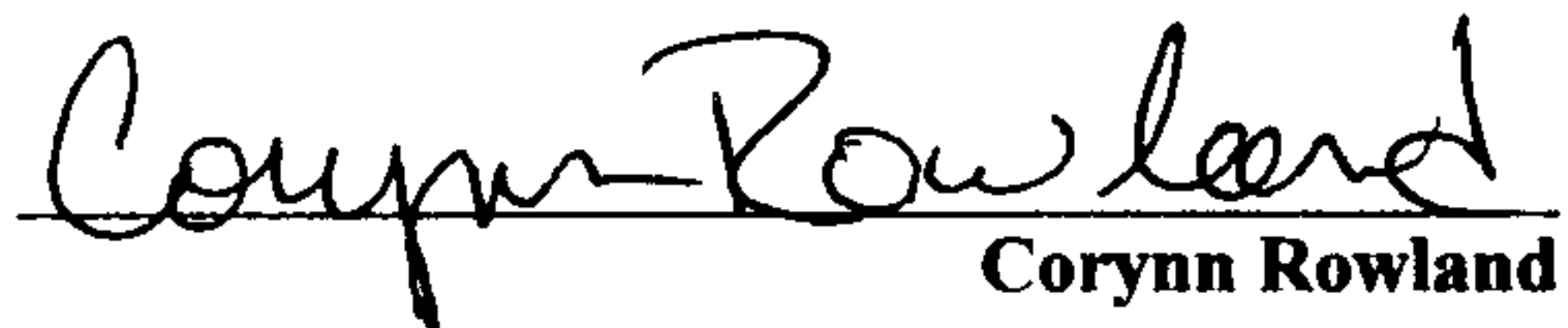
*Crown Properties of AL LLC*

(hereinafter called GRANTEE) all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**See attached Exhibit "A" for Legal Description**

TO HAVE AND TO HOLD to the said GRANTEE forever.


Given under my hand and seal, this 13 day of April, 2015.

  
Corynn Rowland

STATE OF South Carolina  
COUNTY OF Charleston )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Corynn Rowland, whose name 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/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of April, 2015.

  
Notary Public  
My Commission Expires: May 17, 2016

Shelby County, AL 05/06/2015  
State of Alabama  
Deed Tax: \$65.00



20150506000148530 2/3 \$85.00  
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### EXHIBIT "A"

LOT 5, IN BLOCK 14, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF LOT 5, BLOCK 14 OF BROKEN BOW SOUTH AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG THE SOUTHERN LINE OF LOT 5, BLOCK 14 A DISTANCE OF 80.05 FEET TO THE SE CORNER OF SAID LOT; THENCE RIGHT 85 DEGREES 47 MINUTES 27 SECONDS SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF LOT 5 A DISTANCE OF 45.84 FEET; THENCE RIGHT 94 DEGREES 13 MINUTES 41 SECONDS PARALLEL TO THE SOUTH LINE OF LOT 5 A DISTANCE OF 80.03 FEET; THENCE RIGHT 87 DEGREES 44 MINUTES 40 SECONDS A DISTANCE OF 45.81 FEET NORTH ALONG THE PROLONGATION OF THE WEST LINE OF LOT 5 TO THE POINT OF BEGINNING.



# Real Estate Sales Validation Form

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

Grantor's Name Corynn Dieley  
Mailing Address 4804 Keith Dr.  
B'ham, AL 35242

Grantee's Name Crown Properties of AL LLC  
Mailing Address 5260 Greystone Way  
B'ham, AL 35242

Property Address 4804 Keith Dr.  
B'ham, AL 35242

Date of Sale 4-13-15  
Total Purchase Price \$ 65,000

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  
☒ Other Quitclaim Deed

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 5-6-15

Print Brian James for Crown Properties of AL LLC

Unattested



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Shelby Cnty Judge of Probate, AL  
05/06/2015 12:08:52 PM FILED/CERT

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1