

This instrument prepared by:
Robert S. Elliott, Esq.
The Elliott Firm, LLC
15 Richard Arrington, Jr. Blvd. N.
The Steiner Building, Suite 320
Birmingham, AL 35203
(205) 296 – 6741

STATE OF ALABAMA

SHELBY COUNTY

Fair Market Value: _____

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT in consideration of ONE and NO/100 DOLLAR (\$1.00) and other good and valuable consideration to the undersigned Grantor, in hand and paid by the Grantee, the receipt whereof is acknowledged, I, **Patricia P. Henson, widow of Roland H. Henson, deceased, who passed away on October 6, 2007**, as an individual and as the sole authorized Member of The Willows, LLC acting in that capacity to bind The Willows, LLC, (herein referred to as “Grantor”) do hereby remise, convey, release and quitclaim to **Michael M. and Lynn S. Jared d/b/a Jared Properties** (herein referred to as “Grantee”) any and all interest to the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lots 1, 5, and 27 Phase One of The Willows Subdivision as recorded in Map Book 27, Page 62 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

LOT 1

This being the same property conveyed to Jared Properties by deed dated May 22, 2012 and filed May 31, 2012 in Instrument #20120531000193320.

LOT 5

This being the same property conveyed to Jared Properties by deed dated May 22, 2012 and filed May 31, 2012 in Instrument #20120531000193330.

LOT 27

This being the same property conveyed to Jared Properties by deed dated May 22, 2012 and filed May 31, 2012 in Instrument #20120531000193310.

COMMONLY KNOWN AS: Lots 1, 5, and 27 Amanda Drive, Vincent, Alabama 35178

To have and to hold to the said Grantee and her heirs and assigns forever in fee simple absolute the land described herein. Grantor fully releases any and all claims to title, interest, right, license, profit, rent, or any other and all legal right and title granting all her and The Willows, LLC's

Shelby County, AL 08/17/2015
State of Alabama
Deed Tax: \$3.00


20150817000286350 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/17/2015 03:34:42 PM FILED/CERT

right and interest to Grantee. Grantor states that she is the sole remaining Member of The Willows, LLC and she alone is authorized to act as The Willows, LLC and that she does so as indicated by her signature below with full intention to bind all heirs and assigns of The Willows, LLC as well as herself as an individual.

IN WITNESS WHEREOF, and with the intention to forever bind her heirs and assigns, **Patricia P. Henson, widow of Roland H. Henson, as an individual and as the sole authorized Member of The Willows, LLC acting in that capacity to bind The Willows, LLC** has set her hand and seal to this deed without any undue influence or duress on this the 14th day of August, 2015.


Patricia P. Henson, a widow


Patricia P. Henson as the Sole authorized Member
Of The Willows, LLC

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public for the State and county noted above, hereby certify that **Patricia P. Henson, widow of Roland H. Henson, as an individual and as the sole authorized Member of The Willows, LLC acting in that capacity to bind The Willows, LLC**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that she is the sole remaining Member of The Willows, LLC and that in her capacity as an individual and as the sole Member of The Willows, LLC, and being informed of the contents of the above and foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2015.


Notary Public
My commission expires: ~~7/8/2015~~ 7/8/2018

[SEAL]



20150817000286350 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Patricia R. Henson
Mailing Address 225 Whispering Pines Dr.
Vincent, AL 35178

Grantee's Name Michael & Lynn Jared
Mailing Address 245 Bream Cove Rd.
Columbiana, AL 35051

Property Address No address assigned

Date of Sale August 14, 2015
Total Purchase Price \$ 3,000.00



20150817000286350 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
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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 Release from Peoples' State Bank
Grant, AL

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 8/17/2015

Print Robert S. Elliott, Esq.

☐ Unattested

Sign

Robert S. Elliott

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1