

ALL TAX TOBE COLLECTED IN SHELBY COUNTY, ALABAMA

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

99.9 Shelby  
01 St. Clair

STATE OF ALABAMA  
ST. CLAIR AND SHELBY COUNTY

QUITCLAIM DEED

**20151105000385740**

**11/05/2015 12:56:50 PM**

**QCDEED 1/4**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TWENTY TWO THOUSAND and No/100 (\$22,000.00) and other valuable consideration in hand paid to the undersigned, AVALANCHE INVESTMENTS, INC. the receipt whereof is hereby acknowledged, the undersigned, hereby remises, releases, quit claims, grants, sells, and conveys to JEREMY DEASON (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in ST. CLAIR and SHELBY County, Alabama, to-wit:

The following described real estate situated in Leeds, St. Clair and Shelby Counties, Alabama to wit:

EXHIBIT "A" MADE A PART HERETO REFERENCE

Property address: 1347 BARK AVENUE, LEEDS, ALABAMA

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. **ALL RIGHTS OF OUTSTANDING BY REASON OF EQUITABLE OR STATUTORY RIGHT OF REDEMPTION FROM THE FORECLOSURE OF THAT CERTAIN MORTGAGE GIVEN BY PATSY A. TYLER TO BAYVIEW LOAN SERVICING LLC COMPANY RECORDED IN MORTGAGE VOLUME SHELBY COUNTY NUMBER 20150413000117960 and ST. CLAIR COUNTY 2013 5860 TRANSFERRED TO BAYVIEW LOAN SERVICING, LLC RECORDED IN INSTRUMENT 20150427000134890 SAID FORECLOSURE BEING EVIDENCED BY FORECLOSURE DEED DATED 10/28/2015 TO AVALANCHE INVESTMENTS, INC DATED , RECORDED IN VOLUME** *Inst no.*

**PAGE** 2015 1102 000381450

N WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 2nd day of October, 2015.

*Charles Rich*  
AVALANCHE INVESTMENTS, INC.  
BY: CHARLES RICH

STATE OF ALABAMA  
JEFFERSON COUNTY

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES RICH AS PRESIDENT OF AVALANCHE INVESTMENTS, INC., 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of November, 2015.

Rita L. Cooner

NOTARY PUBLIC

My Commission Expires:

7/27/18

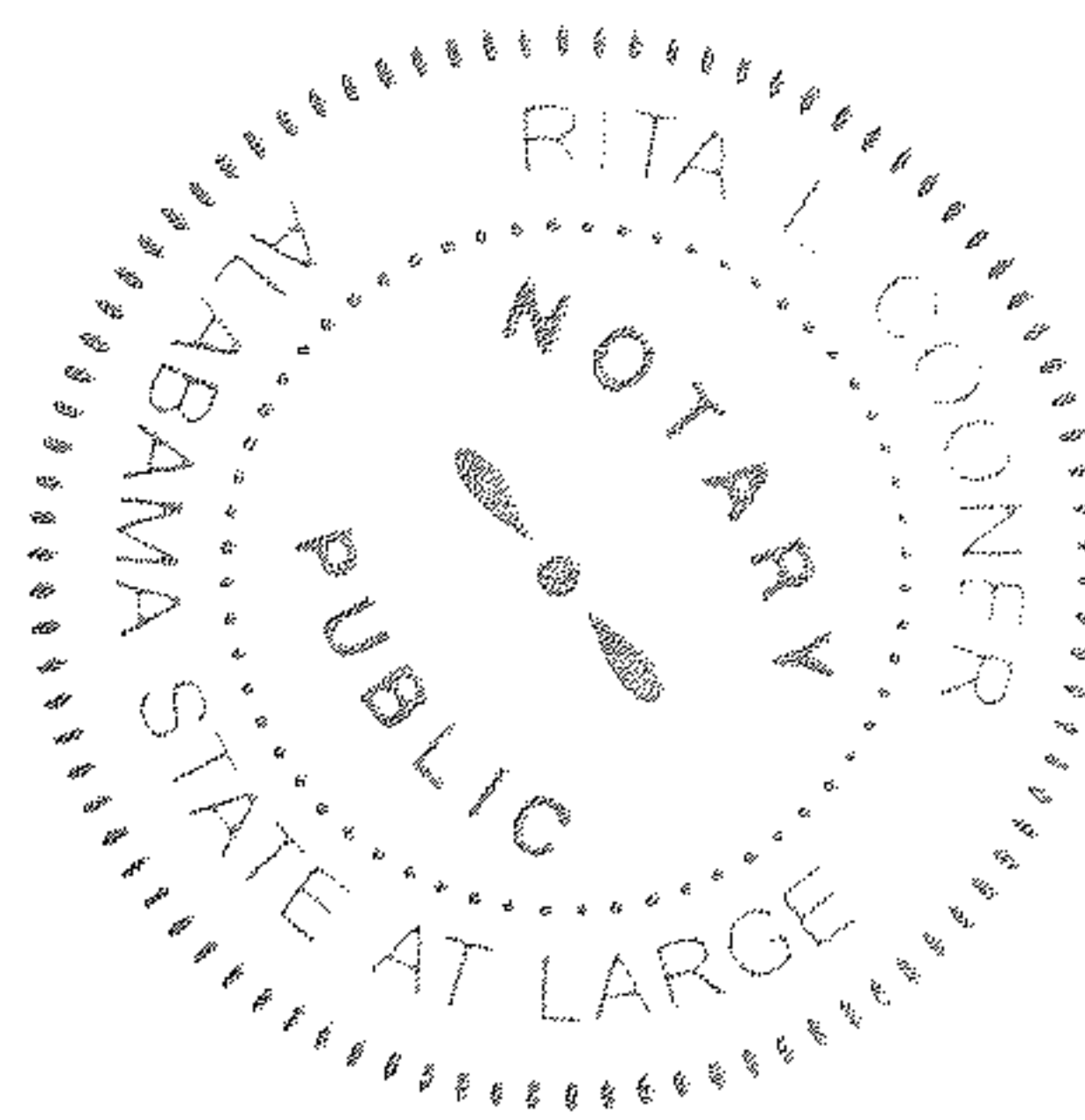


EXHIBIT "A"

Commence at the Northwest Corner of the Northwest Quarter of Northwest Quarter of Section 23, Township 17 South, Range 1 East, Thence East along the North Line of said Quarter-Quarter Section 670.80 feet to the center line of Old Epperson Road, for the Point of Beginning of tract herein described: Thence 154 Degrees 07 Minutes to the Right in a Southwesterly direction and along the center line of said road 343.47 feet, Thence 115 Degrees 53 Minutes to the Right due North 150.0 feet to the North line of said Quarter-Quarter section, Thence 90 Degrees 00 Minutes to the Right 309.02 feet to the Point of Beginning. Also: Commence at the Southwest Corner of Southwest Quarter of Southwest Quarter of Section 14, Township 17 South, Range 1 East, Thence East along the South line of said Quarter-Quarter Section 361.78 Feet to the Point of Beginning of Tract Herein Described: Thence continue along the last named course 288.74 feet, Thence 175 Degrees 28 Minutes to the Left in a Northwesterly direction 176.59 feet, Thence 11 Degrees 35 Minutes 35 Seconds to the Left in a Southwesterly direction 113.56 feet to the Point of Beginning. Said parcel being located in Shelby County, Alabama and St. Clair County, Alabama, Pell City Division.

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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: AVALANCHE INVESTMENTS, INC.  
Mailing Address: 236 RIVER FRONT ST.  
SHELBY, ALABAMA 35143

Grantee's Name: JEREMY DEASON  
Mailing Address: 2180 MOSS AVENUE  
LEEDS, ALABAMA 35094

Property Address: 1347 BARK AVENUE  
LEEDS, ALABAMA 35094

Date of Sale: 11/2/15

Total Purchase Price: (\$22,000.00)

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  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other Tax Assessment  
\_\_\_\_\_ Sales Contract  
☒ 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).

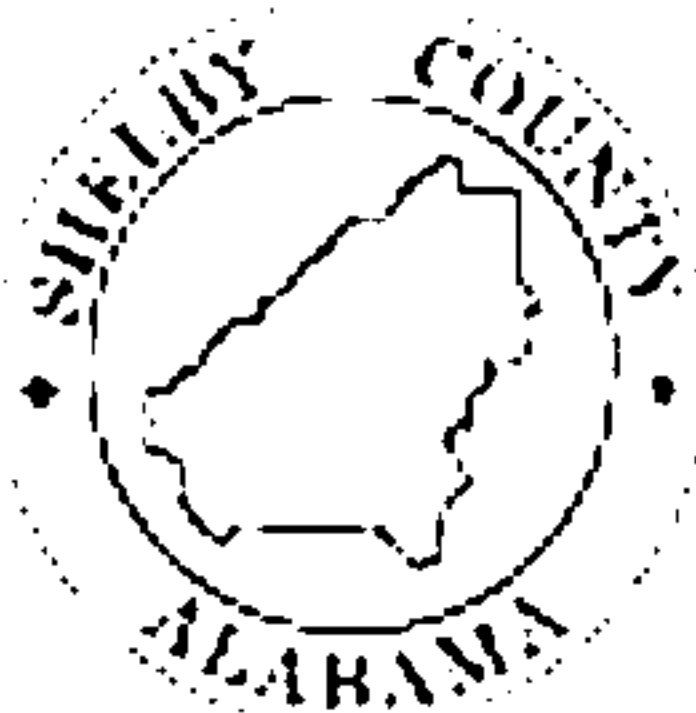
Date: \_\_\_\_\_

Print: Laura L. Barnes, Closing Attorney

\_\_\_\_\_ Unattested

Sign

Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/05/2015 12:56:50 PM  
\$45.00 CHERRY  
20151105000385740

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.