

STATE OF ALABAMA

SHELBY COUNTY

QUITCLAIM DEED

20160128000027900

01/28/2016 08:02:55 AM

QCDEED 1/2

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to MARK DONAHUE AND SHERRI DONAHUE (hereinafter called the Grantor), husband and wife, the receipt whereof is hereby acknowledged, the Grantor, MARK DONAHUE AND SHERRI DONAHUE, hereby REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to SPARTAN INVEST, LLC (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE GRADY KING'S SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 13th day of January 2016.

Mark Donahue (SEAL)

Sherri Donahue (SEAL)

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGEMENT

I, Stephanie Alexander, a Notary Public in and for said County, in said State, hereby certify that, Mark & Sherri Donahue, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January 2016.

Notary Public

My Commission Expires: 1-3-17

STEPHANIE ALEXANDER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JANUARY 03, 2017

Real Estate Sales Validation Form

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

Grantor's Name Mark & Sheri Donahue
Mailing Address 7 King Valley Cir
Delham, AL 35124

Grantee's Name Spartan Invest
Mailing Address 1110 23rd St S
Birmingham, AL
35205

Property Address 7 King Valley Cir
Delham, AL
35124

Date of Sale 1/7/2016
Total Purchase Price \$ 45,902
or
Actual Value \$
or
Assessor's Market Value \$

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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 Foreclosure 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 1/27/16

Print Stephanie Devin

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/28/2016 08:02:55 AM
\$63.00 CHERRY
20160128000027900

(verified by)

[Signature]

Form RT-1