

title source
Instrument: 20151217000430930
Recorded: Dec 17, 2015



20161205000443830 1/2 \$121.00
Shelby Cnty Judge of Probate, AL
12/05/2016 01:29:38 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: Alan Investments III, LLC, whose address is: 16 Berryhill Road Suite 200, Columbia, SC 29210

Quit Claim to: B J Home Services Inc., whose address is: 311 Fillmore Ave, Orlando, FL 32809

The following described premises situated in the City of Sterrett, County of Shelby, and State of Alabama, to-wit:

Lot One of Block C, according to Byer's Map of Sterrett, Alabama, made by WE Crume, CE, which appears of record in the Office of the Judge of Probate for Shelby County, Alabama in Deed Book 11, at Page 332 and 333.

And Lot Two, in the Northeastern half of Block C as laid off on the Map of the Town of Sterrett, Alabama, Shelby County on the central of GA Railroad said lot fronting (52 1/2) fifty two and one half feet on the South side of the reservation of said Central GA. Railroad and extending back therefrom uniform width (150 feet) one hundred and fifty feet to an alley, dividing said block with store house on said lot. On record in Judge of Probate's Office in Shelby County, Alabama.

More particularly described as Follows: Lot Two of Block C, according to Byer's Map of Sterrett, Alabama, made by WE Crume, CE, which appears of record in the Office of the Judge of Probate for Shelby County, Alabama in Deed Book 11, at Page 332 and 333.

Parcel Identification No.: 054 19 3 003 014.000

Shelby County, AL 12/05/2016
State of Alabama
Deed Tax: \$103.00

Commonly known as: 17415 Highway 55, Sterrett, AL 35147

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of one thousand dollars (\$1000.00) and valuable consideration.

Dated this 20 day of September, 2016

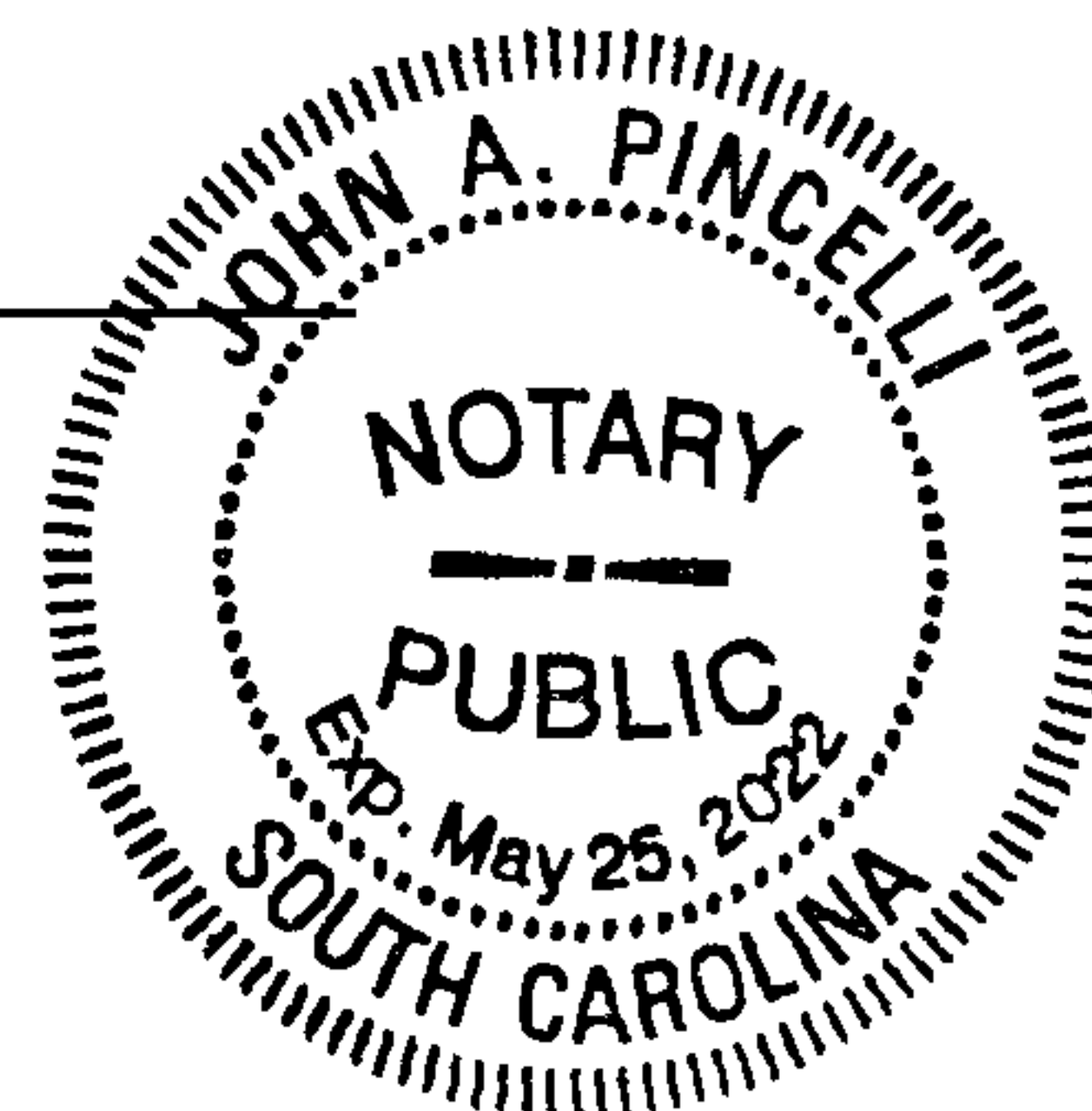
Shelby County, AL 12/05/2016
State of Alabama
Deed Tax: \$103.00

Signed by:

Alex Szkaradek

*AUTHORIZED SIGNER
ALAN INVESTMENTS III LLC*

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)



The foregoing instrument was acknowledged before me this 20 day of September, 2016 by

Notary Public for South Carolina
My commission expires: _____

WHEN RECORDED RETURN TO:
RDS Group, LLC
22028 Ford Rd.
Dearborn Hts., MI 48127

DRAFTED BY:
David Prentice
100 W. Long Lake Road., Suite 102
Bloomfield Hills, MI 48304

SEND TAX BILLS TO:
B J Home Services Inc.
311 Fillmore Ave
Orlando, FL 32809

Real Estate Sales Validation Form

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

Grantor's Name ALAN INVESTMENTS III LLC
Mailing Address 16 BERRYHILL RD, STE 200
COLUMBIA, SC 29210

Grantee's Name BJ HOME SERVICES INC
Mailing Address 311 FILLMORE AVE
ORLANDO, FL 32809

Property Address 17415 HIGHWAY 55
STERRETT, AL 35147

Date of Sale 09/20/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 102870.00

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


20161205000443830 2/2 \$121.00
Shelby Cnty Judge of Probate, AL
12/05/2016 01:29:38 PM FILED/CERT

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 12/01/2016

Print DAVID PATEL

☒ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1