

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**Send Tax Notice to:  
Jake Arians, Traci Arians, and Bruce Arians  
1016 Beaumont Avenue  
Birmingham, Alabama 35242**



20170220000059950 1/3 \$173.00  
Shelby Cnty Judge of Probate, AL  
02/20/2017 02:30:27 PM FILED/CERT

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **JAKE ARIANS and TRACI ARIANS, husband and wife**, (hereinafter sometimes referred to as GRANTORS), for and in consideration of the sum of \$10.00 in hand paid to the GRANTORS by **JAKE ARIANS, TRACI ARIANS, and BRUCE ARIANS**, (hereinafter sometimes referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTORS, do hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUIT CLAIM and CONVEY unto the said GRANTEE all that real property, lying and being in the **COUNTY OF SHELBY, STATE OF ALABAMA**, as more particularly described as follows:

Lot 28A, according to the Final Plat of Residential Subdivision Beaumont, Phase 5, a Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.


**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.


**NO TITLE OPINION RENDERED OR REQUESTED WHEN PREPARING THIS QUITCLAIM DEED.**


**THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THE HOMESTEAD OF THE GRANTORS' RESPECTIVE SPOUSES.**

Shelby County, AL 02/20/2017  
State of Alabama  
Deed Tax: \$151.00

IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hands and seals to this instrument on this the 15 day of February, 2017.

 (SEAL)  
**JAKE ARIANS, as Grantor**


 (SEAL)  
**TRACI ARIANS, as Grantor**

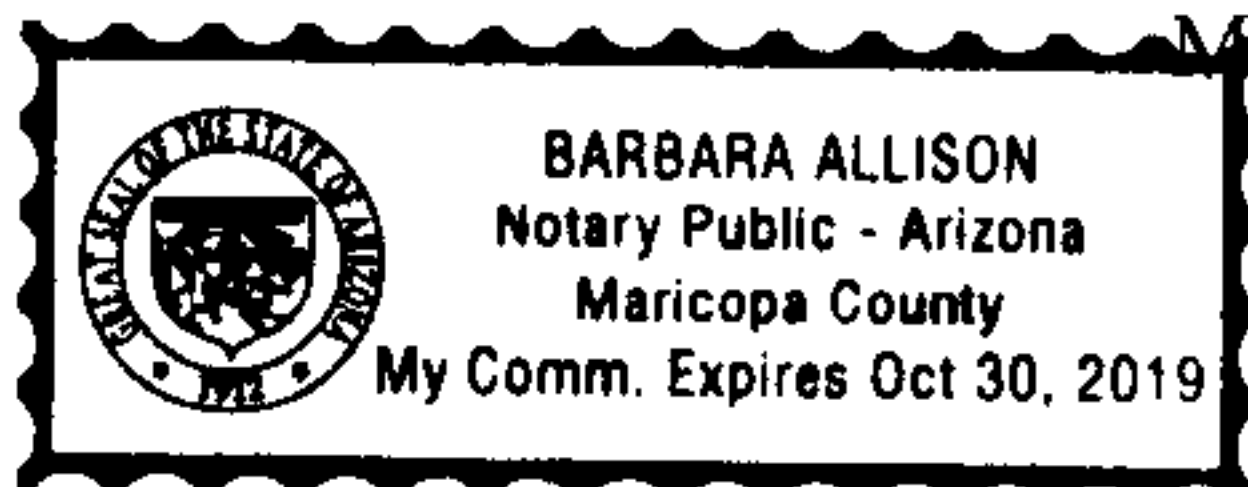
  
20170220000059950 2/3 \$173.00  
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STATE OF AZ )  
COUNTY OF MARICOPA )

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **JAKE ARIANS and TRACI ARIANS**, as Grantors, whose names are each signed to the above and foregoing instrument/conveyance individually, and who are each known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, they each executed the same voluntarily as each of their own individual act, on the day the same bears date.

Given under my hand and official seal of office on this the 15 day of February, 2017.

  
\_\_\_\_\_, Notary Public, State at Large  
My Commission Expires: 10/30/19



**THIS INSTRUMENT WAS PREPARED BY:**

C. Ryan Sparks  
SPARKS LAW FIRM, LLC  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
Direct: 205-215-8433

## Real Estate Sales Validation Form

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

Grantor's Name Jake Arians  
Mailing Address Traci Arians  
1016 Beaumont Avenue  
Birmingham, AL 35242

Grantee's Name Jake Arians, Traci Arians, Bruce Arians  
Mailing Address 1016 Beaumont Avenue  
Birmingham, AL 35242


Property Address 1016 Beaumont Avenue  
Birmingham, AL 35242

Date of Sale 2/15/17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 150,900.00

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 Assessed Value

  
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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 2/15/17

Print C. Ryan Sparker

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1