

QUITCLAIM DEED

20170309000081590 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
03/09/2017 03:27:52 PM FILED/CERT

This QUITCLAIM DEED, Executed this 21 day of February, 2017
by first party: Rachel Smith and husband Michael Smith
to second party: Rental Resource Group LLC
Whose address is: _____

Witnesseth, That the said first party, for good consideration and for the sum of \$1,000.00 (One Thousand and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

Commence at the NW corner of Lot No. 8, in Block 2, of K. B. Nickerson's survey of Helena Road and run in southerly direction along the east line of Pine Street 23 feet; thence continue in a southerly direction along the east line of Pine street for a distance of 188 feet; run thence in an easterly direction and parallel with the south line of Lot No. 9 a distance of 200 feet to point of beginning of the land herein described; thence continue in an easterly direction of 100 feet; thence in a northerly direction along the east line of said Lots 9 and 8, a distance of 180 feet; run thence in a westerly direction and parallel with the south line of Lot 9 a distance of 180 feet; thence run in a southerly direction and parallel with the east line of said Lots 8 and 9, a distance of 180 feet to point of beginning. Said map of K. B. Nickerson's survey of Helena Road is recorded in map Book 3, page 116. Also the west 35 feet of the west 50 feet of the north 203 feet of Lot No. 16, in Block 2 of K. B. Nickerson's survey on Helena Road, with the exception of a strip 23 feet wide across the north end of said Lot 16, which is used for roadway purposes. Said property being a part of the Northwest quarter of the Northeast quarter of Section 2, Township 21 South, Range 3 West, and being in said K. B. Nickerson's Survey of Helena Road. Situated in Shelby County, Alabama.

Property Address: 705 3rd Ave Sw, Alabaster, AL 35007

Subject to Easements, Restrictions and Rights of way of record

This deed was prepared without the benefit of a title exam.

Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$60.00

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 21 day of February, 2017.

Rachel Smith

Rachel Smith

Michael Smith

Michael Smith



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State of Alabama

County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Rachel Smith and husband Michael Smith whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of February A.D., 2017.

Lauren Akers
Notary Public

My Commission Expires:

PREPARED BY: Parker Law Firm, LLC
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216

Send Tax Notice to:
Rental Resource Group LLC

Real Estate Sales Validation Form

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

Grantor's Name Bank of America
Mailing Address 7105 Corporate Drive
PTX - 6 - 35
Plano, TX 75024

Grantee's Name Rental Resource Group, LLC
Mailing Address PO Box 824
Helena, AL 35080


Property Address 705 3rd Ave SW
Alabaster, AL 35007

Date of Sale 2/8/17
Total Purchase Price \$ 59,700
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


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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 2/24/17

Print J R Adams

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1