


This instrument prepared by:
Tyler M. Prescott
Post Office Box 1
Thomasville, Alabama 36784-0001
(334) 456-9822.

Send tax notice to:
Jared Properties
245 Bream Cove Drive
Columbiana, Alabama 35051

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

QUITCLAIM DEED


20170327000101310 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/27/2017 11:46:42 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS, that

WHEREAS, the following described real property, lying in Shelby County, Alabama, was assessed by the Tax Assessor of Shelby County, Alabama, to Carolyn Elizabeth Roberts for the 2004 tax year, to-wit:

Parcel Number 58 13 1 12 2 004 002.000

Lot 10, Cahaba Manor Townhomes, 3rd Addition, according to Map Book 7, Page 158, Probate Office, Shelby County, Alabama.

More commonly known as 618 Cahaba Manor Lane, Pelham, AL 35124.

AND WHEREAS, taxes on said property became delinquent, and an application, of which due notice was given, was regularly made to the Probate Court of Shelby County for a decree for the sale of said land for the payment of the taxes and charges due thereon and yet to be paid.

AND WHEREAS, a decree was rendered by the Probate Court of Shelby County on the 4th day of April, 2005, for the sale of said land as prescribed by law.

AND WHEREAS, after having given notice of sale by posting of the same at the courthouse door of said county, and in the precinct where said land lies, at least three weeks before the day of the sale, or by advertisement, for three consecutive weeks in *The Shelby County Reporter*, a newspaper of general circulation, at least thirty days before the day of sale, in pursuance of said decree and notice of sale, said land was, on the 11th day of May, 2005, offered for sale at public auction by the Tax Collector of Shelby County on the steps of the Shelby County Courthouse, during the legal hours of sale, and, at said sale, Heartwood 88 LLC became the purchaser of said land for a bid in the amount of \$21,518.76 (twenty-one thousand five hundred eighteen dollars and seventy-six cents). Of this amount, \$21,000.00 (twenty-one thousand) was an excess bid, being that amount that Heartwood 88 LLC paid above the amount of taxes, costs, and fees.

AND WHEREAS, said property was not redeemed within the time allowed by law.

AND WHEREAS, Heartwood 88 LLC did transfer all of their right, title, and interest in the property unto Heartwood 55 LLC on September 13, 2012.

AND WHEREAS, Heartwood 55 LLC did transfer all of their right, title, and interest in the property unto Tyler M. Prescott on December 10, 2015.

AND WHEREAS, as stated above, the property was assessed at the time of the May 11, 2005, tax sale unto Carolyn Elizabeth Roberts.

AND WHEREAS, Carolyn Elizabeth Roberts, a single woman, has since given unto Tyler M. Prescott a Quitclaim Deed to the property that conveys all of her right, title, and interest in the subject property unto him. This document is recorded in the Office of the Judge of Probate of Shelby County, Alabama, with a recordation date of December 16, 2016, and a document number of 20161216000459160.

AND WHEREAS, the same said property was also sold for taxes that were due and unpaid for the 2010 tax year on May 2, 2011. At said sale, Jared Properties was the highest, best, and last bidder on such property.

AND WHEREAS, the time allowed by law for redemption has ended on the May 2, 2011, and Jared Properties did obtain from the Probate Judge of Shelby County a Tax Deed to said property and said deed being recorded in the records in the Office of the Judge of Probate of Shelby County, Alabama, with a recordation date of May 20, 2014, and a document number of 20140520000151590.

AND WHEREAS, this deed is being issued, in part, to help perfect title unto Jared Properties and to divest Tyler M. Prescott of all the right, title, and interest that he has in this property, subject to any exceptions set forth herein.

SO, THEREFORE, in consideration of ten dollars and other valuable goods and consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, that **TYLER M. PRESCOTT**, a single man, does **remise, release, and quitclaim**, unto **JARED PROPERTIES**, all of his right, title, interest, and claim for and into the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel Number 58 13 1 12 2 004 002.000

Lot 10, Cahaba Manor Townhomes, 3rd Addition, according to Map Book 7, Page 158, Probate Office, Shelby County, Alabama.

More commonly known as 618 Cahaba Manor Lane, Pelham, AL 35124.

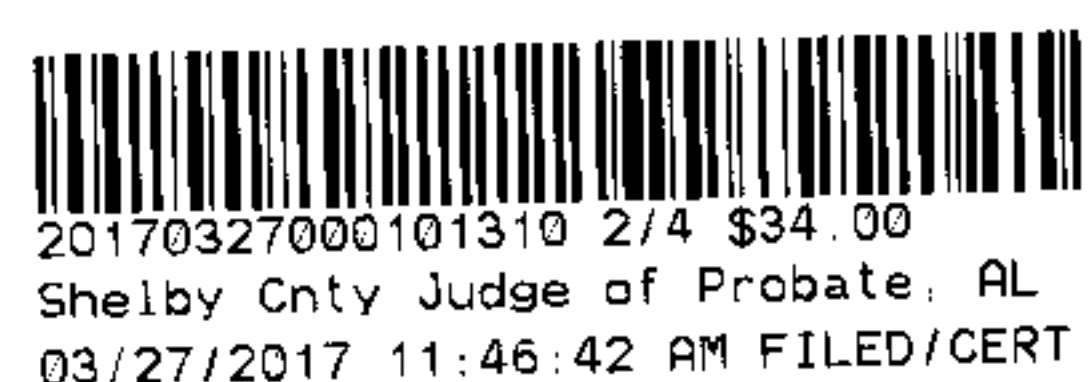
“AS-IS, WHERE-IS”

AND WHEREAS, said property does not constitute the Homestead of the Grantor.

AND WHEREAS, Prescott is conveying all right, title, and interest that he obtained in this property by virtue of both (a) his assignment of the tax lien from the May 11, 2005, Tax Sale; and (b) his Quitclaim Deed from Carolyn Elizabeth Roberts that was dated December 6, 2016.

LESS AND EXCEPT any rights that Tyler M. Prescott may have unto the “excess” bid of \$21,000.00 (twenty-one thousand) that arose from the May 11, 2005, Tax Sale.

AND WHEREAS, both Prescott and Jared Properties acknowledge that this deed is transferring all of Prescott’s interest in the property by virtue of both his tax lien assignment AND his Quitclaim Deed. Both parties also understand that Prescott is withholding any rights that may be associated with the “excess” bid. This acknowledgement is evidenced by Jared Properties’ acceptance of



this deed.

TO HAVE AND TO HOLD unto said Grantee, his respective heirs and assigns forever.

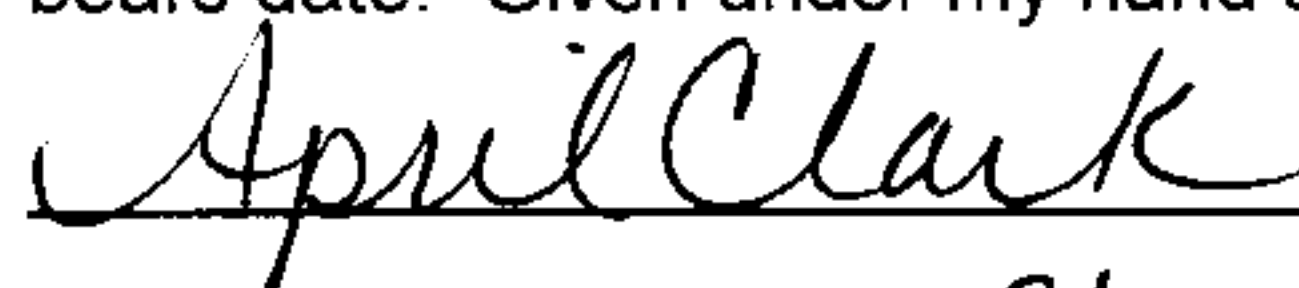
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 27th day of March, 2017.



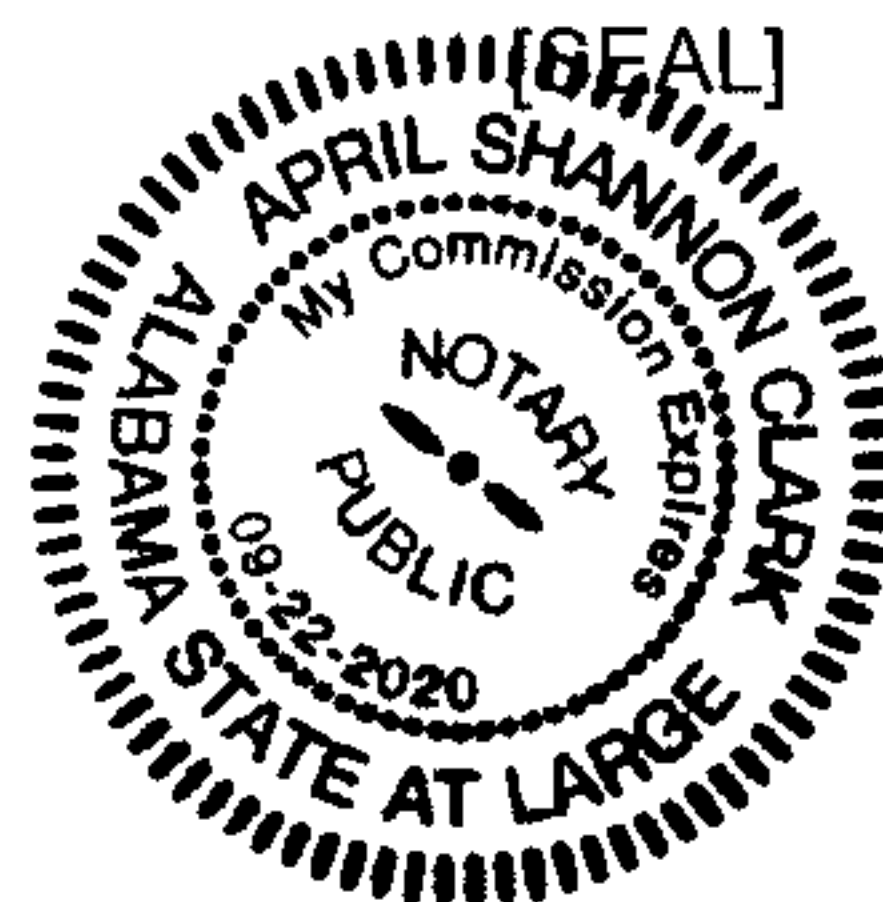
TYLER M. PRESCOTT


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, hereby certify that **TYLER M. PRESCOTT** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily, on the day the same bears date. Given under my hand and seal of this office this the 27th day of March, 2017.

_____, Notary Public

My commission expires: 9/22/2020




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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 TYLER M. PRESCOTT
Mailing Address _____

Grantee's Name JARED PROPERTIES
Mailing Address 245 BREAN CREEK ROAD
PEACHDALE AL 35061

Property Address 618 CANADA MANOR LANE
PEACHDALE AL

Date of Sale 3/27/17
Total Purchase Price \$ 10,000



20170327000101310 4/4 \$34.00
Shelby Cnty Judge of Probate, AL
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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 ☐ Appraisal
☐ Sales Contract ☒ Other Quit Claim Deed
☐ 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 3/27/17

Print MICHAEL M. JAMES

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1