

This document prepared by (and after recording return to):)

Name: Robert L. Clark, President)

Firm/Company: Mega Builders, Inc.)

Address: 356 Signal Valley Trail)

Address 2:)

City, State, Zip: Chelsea, AL 35043)

Phone: 205-506-5090)

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20170327000101380 1/4 \$286.00
Shelby Cnty Judge of Probate, AL
03/27/2017 12:12:25 PM FILED/CERT

QUITCLAIM DEED
(Husband and Wife to Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert L. Clark and Janice E. Clark**, Husband and Wife, hereinafter referred to as "Grantors", do hereby remise, release, quitclaim, grant and convey unto **Mega Builders, Inc.**, a Corporation organized under the laws of the state of Alabama, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☐ Legal Description:

Map Book 43 Page 95

Subdivision known as Adams Ridge, Lots 1-20 and 24-30

Note, this is Parcel: 09 7 26 0 001 011.001 excepting Lots 21, 22, 23

Shelby County, AL 03/27/2017
State of Alabama
Deed Tax: \$262.00

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

The property herein conveyed X ☐ is not a part of the homestead of Grantors as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, -3 (1975) as amended, or ☐ is part of the homestead of Grantors; the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 24 day of March, 2017.

(1st Grantor's Signature)

Robert L. Clark

Print Name

(2nd Grantor's Signature)

Janice E. Clark

Print Name

STATE OF ALABAMA

Shelby COUNTY



20170327000101360 2/4 \$286.00
Shelby Cnty Judge of Probate, AL
03/27/2017 12:12:25 PM FILED/CERT

I, a Notary Public, hereby certify that Robert L. Clark and Janice E. Clark whose names are signed to the foregoing instrument or conveyance, and who is 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 this the 24th day of March, 2017.

Notary Public

Print Name

My commission expires:

March 24, 2017

Grantor(s) Name, Address, phone:

Robert L. and Janice E. Clark
356 Signal Valley Trail
Chelsea, AL 35043

Grantee(s) Name, Address, phone:

Mega Builders, Inc.
356 Signal Valley Trail
Chelsea, AL 35043

SEND TAX STATEMENTS TO GRANTEE

EXHIBIT A

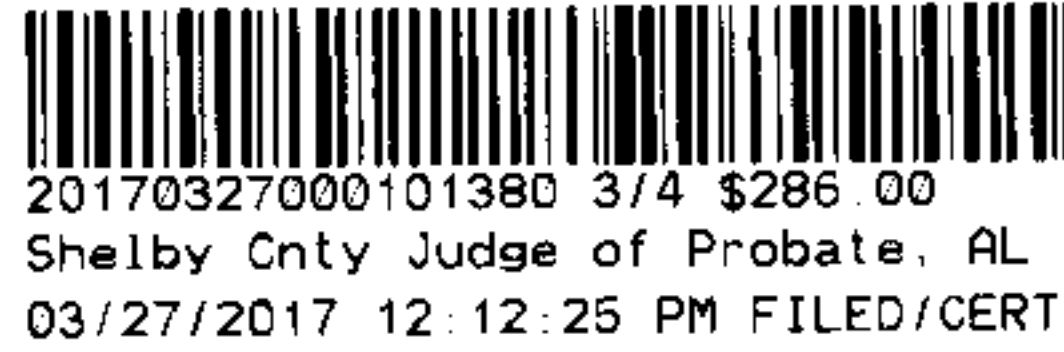
Grantor:

Robert L. Clark and Janice E. Clark

Grantee:

Mega Builders, Inc.

Legal Description:



Map Book 43 Page 95

Subdivision known as Adams Ridge, Lots 1-20 and 24 – 30

Note, this is Parcel 09 7 26 0 001 011.001 excepting Lots 21, 22, 23

Real Estate Sales Validation Form

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

Grantor's Name ROBERT L CLARK
Mailing Address 356 SIGNAL VALLEY
CHICKSEA, AL. 35043

Grantee's Name MEGA BUILDERS, LLC
Mailing Address 356 SIGNAL VALLEY TRAIL
CHICKSEA, AL 35043

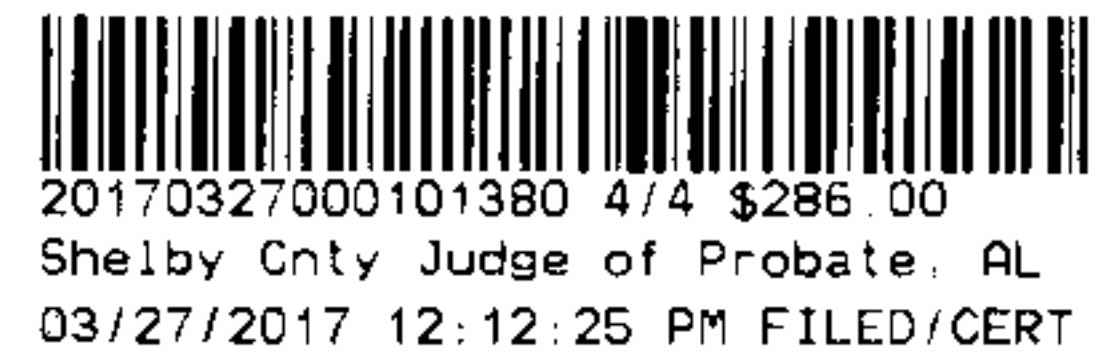
Property Address 09726 0001 011.001
(SPLIT) 2018

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 261,990. (Estimate)

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 Tax Office



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 ROBERT L CLARK

☒ Unattested

Sign

(Signature)
(verified by)

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1