

This instrument was prepared by:  
Alan C. Keith

Law Offices of Jeff W. Parmer LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

Send tax notice to:  
Ashley M. Shearer  
216 Brookhollow Dr.  
Pelham, AL 35124

**QUITCLAIM DEED**

**20170501000148030**

**05/01/2017 08:44:57 AM**

**DEEDS 1/3**

**THE STATE OF ALABAMA  
SHELBY COUNTY**

*(Consideration \$5,000.00)*  
**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Roxanne Shimizu, a married person, hereby releases, quitclaims, grants, sells, and conveys to Ashley M. Shearer (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, page 103, in the Probate Office of Shelby County, Alabama.

The consideration for this transfer is the payment of \$5,000.00 to the grantor for her share of this property.

This property is not the homestead of the grantor, nor of her spouse.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this March 31, 2017.

\_\_\_\_\_(Seal)

  
\_\_\_\_\_(Seal)  
Roxanne Shimizu

STATE OF \_\_\_\_\_ }  
COUNTY \_\_\_\_\_ }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roxanne Shimizu, a married person, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on March \_\_\_\_\_, 2017

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**See Attached  
for Notarial Seal**

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Stanislaus

On

3-31-17

Date

before me,

Logan Stoeck, Notary Public

Here Insert Name and Title of the Officer

personally appeared

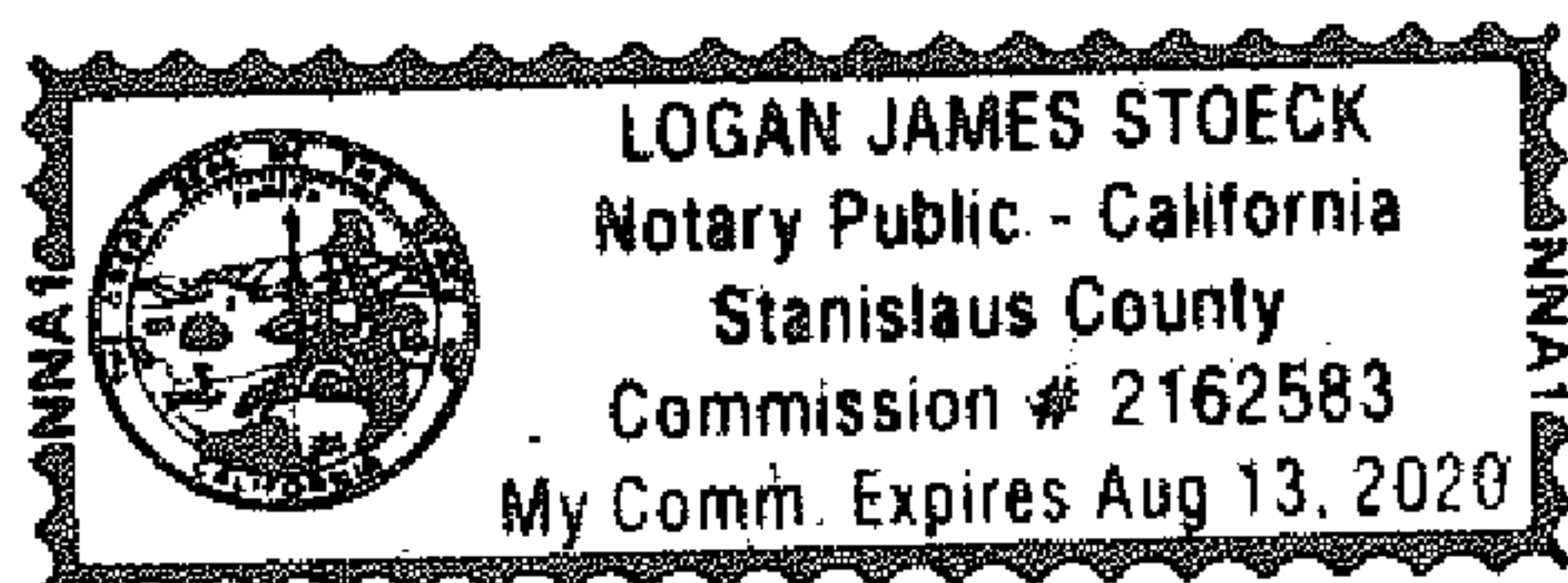
Roxann Shimizu

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

*Logan Stoeck*  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document:

Quitclaim Deed

Document Date:

3-31-17

Number of Pages:

2

Signer(s) Other Than Named Above:

## Capacity(ies) Claimed by Signer(s)

Signer's Name:

Roxann Shimizu

☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other:

Signer Is Representing:

Self

Signer's Name:

☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other:

Signer Is Representing:

# Real Estate Sales Validation Form

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

Grantor's Name Roxanne Shimizu  
Mailing Address 216 Brookhollow Drive  
Pelham, AL 35124

Grantee's Name Ashley M. Shearer  
Mailing Address 6005 Wendy Circle  
Pelham, AL 35124

Property Address 216 Brookhollow Drive  
Pelham, AL 35124

Date of Sale 04/21/2017  
Total Purchase Price \$ 5,000.00  
or  
Actual Value \$

**20170501000148030 05/01/2017 08:44:57 AM DEEDS 3/3** 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

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 4/28/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2017 08:44:57 AM  
\$26.00 CHERRY  
20170501000148030