

This instrument was prepared by:
Tracy L. Walker
1515 Haddon Dr.
Hoover, AL 35226

QUITCLAIM DEED

20170713000250220 1/2 \$137.50
Shelby Cnty Judge of Probate, AL
07/13/2017 01:28:42 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of zero dollars in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, IRA Financial Trust Company FBO Tracy Walker IRA (GRANTOR) hereby releases, quitclaims, grants, sells, and conveys to Eagle Management Group, LLC (herein called GRANTEE) all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

Subdivision	Hayesbury Phase 1	Plat Book/Page	28/89
Block/Lot	/128	Description	/Neighborhood: 08 Hayesbury Townhomes
District/Ward	8	<u>28/89</u>	R-2

Property Address: 132 Hayesbury Court, Pelham, Alabama 35124

TO HAVE AND TO HOLD the said GRANTEE forever.

Given under Roxane Berens hand and seal, this 7th day of July, 2017

Roxane Berens Corporate Alternative Signer
IRA Financial Trust Company FBO Tracy Walker

THE STATE OF SD, COUNTY of Minnehaha

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roxane Berens Corp Alt Signer, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of July, 2017

Danielle Heesch
Notary Public
My commission Expires: Oct. 23, 2021

My Commission Expires
October 23, 2021



Shelby County, AL 07/13/2017
State of Alabama
Deed Tax: \$119.50

Real Estate Sales Validation Form

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

Grantor's Name IRA Financial Trust Co
Mailing Address FBO Tracy Walker IRA
1515 Haddon Dr
Hoover, AL 35226

Grantee's Name Eagle Management Group LLC
Mailing Address 1515 Haddon Dr
Hoover, AL 35226

Property Address 132 Hagesbury Ct
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 119,300⁰⁰

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 Information from Tax Assessor's 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 7/13/17

Print Susette Clark-Walker

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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