

THIS INSTRUMENT PREPARED BY:

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STATE OF ALABAMA

COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, Michael M. Jared d/b/a Jared Properties (hereinafter referred to as the "Grantor"), does on this 31ST DAY OF July, 2017, hereby remise, release, quitclaim, grant, sell and convey to Radar Properties Co., LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee") all right, title and interest of Grantor with respect to the following described real estate (the "real estate") situated, lying and being in Shelby County, Alabama, to-wit:

Lot 12 as shown on the map or plat of Shiloh Creek Sector 1 Plat 1 recorded in Plat Book 38, Page 54, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.


The real estate, as of October 1, 2016, is identified by the Revenue Commissioner of Shelby County, Alabama, as Parcel No. 35-1-11-0-005-012.000.

Being the same real estate acquired by Grantors for the payment of unpaid property taxes, costs and expenses as evidenced by conveyance recorded as instrument no. 20150417000123680 in the Probate Office of Shelby County, Alabama.

This unimproved real estate does not comprise the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD said real estate, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, its successors and assigns, together with every contingent remainder and right of reversion.

Signature appear on page which follows.


20170802000277410 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/02/2017 09:43:26 AM FILED/CERT

Shelby County, AL 08/02/2017
State of Alabama
Deed Tax: \$4.00

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the date first above written.



Michael M. Jared d/b/a Jared Properties

STATE OF ALABAMA

NOTARY ACKNOWLEDGEMENT


COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael M. Jared d/b/a Jared Properties whose name is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this Quitclaim Deed, he executed the same voluntarily on the day the same bears date.


Given under my hand and seal on this 31st day of June, 2017.

KAREN M PORTWOOD
Notary Public, Alabama State At Large
My Commission Expires Aug. 24, 2019

(Notary Seal)



Notary Public
My commission expires: 8-24-19


20170802000277410 2/3 \$25 00
Shelby Cnty Judge of Probate. AL
08/02/2017 09:43 26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Michael M. Jared d/b/a Jared
Mailing Address Properties
245 Bream Cove Road
Columbiana, Alabama 35051

Grantee's Name Radar Properties Co., LLC
Mailing Address 761 Bynum Cut-Off Road
Eastaboga, Alabama 36260

Property Address Unimproved Lot 12 of Shiloh
Creek Sector 1 Plat 1

Date of Sale Date of attached Deed
Total Purchase Price \$ 39,230
or
Actual Value \$
or
Assessor's Market Value \$



20170802000277410 3/3 \$25.00
Shelby Cnty Judge of Probate AL
08/02/2017 09:43:26 AM FILED/CERT

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 Reacquiring from tax sale purchaser
☐ 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 7/31/17

Print MICHAEL M. JARED

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1