

Send Tax Notice To:
Jason Bush
385 Turnberry Road
Birmingham, AL 35244

This instrument was prepared by:
Lindsey J. Allison, Esq.
P. O. Box 380275
Birmingham, AL 35238

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jason Bush (an unmarried man) and Karli A. Bush (an unmarried woman) as JTWRs** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Jason Bush, an unmarried man** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

Lot 30-A, according to the Resurvey of Lots 30 and 37 of Heatherwood, 4th Sector, Second Addition, as recorded in Map Book 15, Page 53, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


Subject to:

1. **Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.**
2. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled KARLI ANN BUSH v. JASON N. BUSH, Case Number DR 2016-900492.

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

Shelby County, AL 09/06/2017
State of Alabama
Deed Tax: \$237.50


20170906000325200 1/3 \$258.50
Shelby Cnty Judge of Probate, AL
09/06/2017 11:37:17 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 3rd
day of August, 2017.

Jason Bush
JASON BUSH

Karli A. Bush
KARLI A. BUSH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JASON BUSH, 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, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 3rd day of August, 2017.

[Signature]
Notary Public

My Commission Expires: 6/25/18

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KARLI A. BUSH, 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, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 29th day of June, 2017.

[Signature]
Notary Public
My Commission Expires



20170906000325200 2/3 \$258.50
Shelby Cnty Judge of Probate, AL
09/06/2017 11:37:17 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
Mailing Address

JASON & KAREL BUSH
385 TURN BERRY RD
BIRMINGHAM, AL 35244

Grantee's Name
Mailing Address

JASON BUSH
385 TURN BERRY RD.
BIRMINGHAM, AL 35244

Property Address

385 TURN BERRY RD
BIRMINGHAM, AL
35244

Date of Sale

AUGUST 3, 2017

Total Purchase Price \$

or
Actual Value

\$ 475,000.00 * 1/2

or
Assessor's Market Value \$

- DEDUCTION
= \$237,500.00

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 9-6-17

Print LINDSEY ALLISON

Unattested

Sign

[Signature]

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

