

QUIT CLAIM DEED

Barcode and recording information: 20171214000446400 1/2 \$125.50, Shelby Cnty Judge of Probate, AL, 12/14/2017 12:23:12 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Steven A. Lund and Kourtney Lund, Husband & Wife (herein referred to as Grantor) remisses, releases, quit claims, grants and sells unto Risen Properties, LLC (herein referred to as Grantee), all its title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7, Block 5, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

Title not examined by preparer.

NOTE TO RECORDING CLERK: The tax assessed value of this property is \$107,200.00

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 11 day of December, 2017.

Signature of Steven A. Lund
Steven A Lund

Signature of Kourtney Lund
Kourtney Lund

STATE OF)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Steven A. Lund and wife, Kourtney Lund, whose name(s) is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of December, 2017.

My Commission Expires: Apr 9, 2018
{AFFIX SEAL}

Signature of Notary Public
Notary Public

This instrument prepared by:
Luke A. Henderson, Esq.
17 Office Park Circle #150
Birmingham, AL 35223

Send Tax Notice to:

Shelby County, AL 12/14/2017
State of Alabama
Deed Tax: \$107.50

Real Estate Sales Validation Form

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

Grantor's Name Steven Lund
Mailing Address 113 Camden Circle
Alabaster, AL 35007

Grantee's Name Risen Property LLC
Mailing Address 113 Camden Circle
Alabaster, AL 35007

Property Address 1221 Tahiti Ln
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 10⁰⁰

or
Actual Value \$ _____

or
Assessor's Market Value \$ 107,200

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
 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 12-14-17

Print Steven Lund

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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