



20180126000026820 1/2 \$224.50  
Shelby Cnty Judge of Probate, AL  
01/26/2018 09:50:16 AM FILED/CERT

This instrument was prepared by:

\*\*TITLE NOT EXAMINED\*\*

**QUITCLAIM DEED**

Shelby County, AL 01/26/2018  
State of Alabama  
Deed Tax: \$206.50

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **JENNIFER D. JAHRAUS** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **CHRISTOPHER D. JAHRAUS** (hereinafter called Grantee), all of her right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

Lot 4-A, according to a Resurvey of Lot 1, Hidden Ridge Estates, 1<sup>st</sup> Sector, and Lot 4 Hidden Ridge Estates, 2<sup>nd</sup> Sector, as recorded in Map Book 35 page 9 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights-of-way, if any, of record.

**TO HAVE AND TO HOLD** to said Grantee forever.

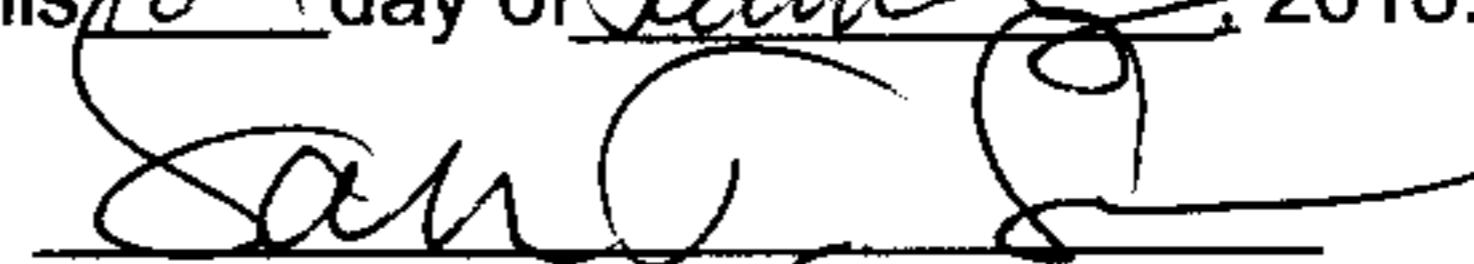
Given under my hand and seal, this 18 day of January 2018.

  
**JENNIFER D. JAHRAUS**

**STATE OF ALABAMA)**  
**SHELBY COUNTY )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer D. Jahraus** 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 date the same bears date.

Given under my hand and official seal this 18 day of January, 2018.

  
**Notary Public**  
Commission Expires: 3/18/19

## Real Estate Sales Validation Form

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

Grantor's Name Jennifer Jackson Grantee(s)

Grantees: Chris D Jackson

Mailing Address

Mailing Address 1024 1st St N.  
Alabaster Al 35227

Property Address 70 Dandridge Cir  
Chelsea Al  
35043

Date of Sale 1/18/14

Actual Value  
or

\$ 412,556 1/2 = 206,275

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

Appraisal TQJ

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.

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### 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).

Date \_\_\_\_\_

Print John Emedar \_\_\_\_\_

Unattested

Sign John Emedar \_\_\_\_\_

(verified by)

Grantor/Grantee/Owner/Agent circle one  
**Form RT-1**



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