

20180222000057110  
02/22/2018 02:42:09 PM  
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Jean Marc Prescott  
Post Office Box 1  
Thomasville, AL 36784-0001

SEND TAX NOTICES TO:

New Start Birmingham LLC  
2001 Park Place North, Suite 540  
Birmingham, AL 35203

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STATE OF ALABAMA                    )  
  )       **QUITCLAIM DEED**  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Seven Thousand Nine Hundred Fifty Dollars (\$7,950.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Jean Marc Prescott** ("Grantor") hereby remises, releases, quitclaims, grants, sells and conveys unto **New Start Birmingham LLC**, an Alabama limited liability company ("Grantee"), all of Grantor's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama (the "Properties"):

- (1.) Parcel Number 58-01-09-32-0-000-010.000, being described as BEG IN N/L NE1/4 SW1/4 SEC32 T17S R1E DIST W 870' (S) FROM NE COR SD NE1/4 TH W TO NW CORSD NE1/4 S ALG W/L SD NE1/4 1060 (S) NELY 600' (S) N 690 (S) TO POB
- (2.) Parcel Number 58-01-09-32-0-000-012.000, being described as BEG NW COR SW ¼ SW ¼ E832 S832 W832 N832 TO POB
- (3.) Parcel Number 58-01-09-32-0-000-004.000, being described as BEG NW COR SW1/4 NE1/4 E698 S698 W698 N698 TO POB

The above-described parcels are the subject of those certain tax deeds dated July 28, 2008 in favor of Grantor, recorded on October 17, 2008 in the Office of the Judge of Probate of ~~Jefferson~~ <sup>Shelby</sup> County Alabama at Instruments Numbers 20081017000408850, 20081017000408820; and 20081017000408830 (the "Tax Deeds"), respectively. Grantor also hereby remises, releases, quitclaims, grants, sells and conveys unto Grantee, all of Grantor's right, title, interest and claim in or to the Tax Deed.

Grantor hereby represents and warrants that Grantor has not transferred, conveyed, and/or assigned to any third Party any interest of Grantor in the Properties and/or the Tax Deeds. Grantor further represents and warrants that no third Party has a joint or shared interest with Grantor in the Tax Deed.

Such properties are being sold on an "as-is, where-is" basis. Grantor reserves ½ (one-half) of any and all available mineral rights.

It is the intent of this conveyance to convey unto Grantee all of Grantor's right, title, interest and claim in and to the Properties through the subject Tax Deeds.

**TO HAVE AND TO HOLD** to said Grantee and its successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has hereunto caused this instrument to be executed under seal effective as of 5<sup>th</sup> day of February, 2018.

  
Jean Marc Prescott

STATE OF ALABAMA )  
COUNTY OF CLARKE )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Marc Prescott, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5<sup>th</sup> day of February, 2018.

  
Notary Public

[NOTARIAL SEAL]

**My Commission Expires: June 12, 2018**

My Commission Expires: \_\_\_\_\_

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jean Marc Prescott  
 Mailing Address Post Office Box 1  
Thomasville, AL 36784-0001

Grantee's Name New Start Birmingham LLC  
 Mailing Address 2001 Park Place North  
Suite 540  
Birmingham, AL 35203

Property Address Parcel Numbers 58-01-09-32-0-000-010.000,  
58-01-09-32-0-000-012.000 and  
58-01-09-32-0-000-004.000

Date of Sale 02/05/2018

Total Purchase Price \$ 7,950.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/22/2018 02:42:09 PM  
 \$29.00 CHERRY  
 20180222000057110

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 02/22/2018

Print Martin W. Evans

☐ Unattested

(verified by)

Sign   
 (Grantor/Grantee/Owner/Agent) circle one