

20180730000270620  
07/30/2018 01:08:39 PM  
QCDEED 1/2

**QUIT CLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Home Pros, LLC  
105 Reach Circle  
Alabaster, AL 35007

KNOW ALL MEN BY THESE PRESENTS, that Branch Banking & Trust Company (herein referred to as Grantor), for and in consideration of **Eighty-Five Thousand Dollars (\$85,000.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Home Pros, LLC** (herein referred to as Grantee), all our right, title, interest and claim in or to the following described real property situated in the County of Shelby, State of Alabama:

**Lot 13, in Block 1, according to the Survey of Lake Lane, First Sector, as recorded in Map Book 5, Page 110, in the Office of the Judge of Probate of Shelby County Alabama.**

**Subject to any and all rights of redemption from that certain Foreclosure Deed dated May 22, 2018 and recorded on May 23, 2018 in Instrument Number 20180523000179630, said Probate Office.**

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Branch Banking & Trust Company, this 28 day of JUNE, 2018.

**Branch Banking & Trust Company**

By:   
David P. Gray, Banking Officer

STATE OF NC  
COUNTY OF Forsyth

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that David P. Gray, Banking Officer of Branch Banking & Trust Company and the person who executed the foregoing instrument, and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Branch Banking & Trust Company, on the day and year above stated.

GIVEN under my hand and official seal this 28 day of JUNE 2018.

**CYNTHIA L. WATKINS**  
Notary Public  
Forsyth Co., North Carolina  
My Commission Expires Mar. 9, 2019

  
NOTARY PUBLIC  
My Commission Expires: 3/9/19

THIS INSTRUMENT PREPARED BY:  
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830  
AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

## Real Estate Sales Validation Form

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

Grantor's Name BRANCH BANKING & TRUST COMPANY  
 Mailing Address  
 7701 AIRPORT CENTER DRIVE  
 GREENSBORO, NC 27409

Grantee's Name HOME PROS, LLC  
 Mailing Address  
 903 MONTGOMERY HIGHWAY  
 BIRMINGHAM, AL 35216

Property Address 105 REACH CIRCLE  
 ALABASTER, AL 35007

Date of Sale JUNE 29, 2018  
 Total Purchase Price \$ 85,000.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/30/2018 01:08:39 PM  
 \$103.00 CHERRY  
 20180730000270620

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

Print ANTHONY METCALFE

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one