

PREPARED BY:  
John M. Aaron  
Aaron Law Firm  
123 First Street North  
Alabaster, AL 35007

SEND TAX NOTICE TO:  
JCARTER, LLC  
400 Triple G Drive, Suite A  
Alabaster, Alabama 35007

QUITCLAIM DEED

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid to **Jeremy H. Carter**, an unmarried man and **Steven Brown**, a married man (herein referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS unto the said **JCARTER, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following-described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 18, according to the Survey of Coosa River Estates, Situated in the SW 1/4 or the SE 1/4 of Section 12, Township 24, Range 15 East, as recorded in Map Book 4, Page 67, in the Probate Office of Shelby County, Alabama.

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.  
NO TITLE DOCUMENTS WERE EXAMINED.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand and seal this 1<sup>st</sup> day of ~~September~~ <sup>October</sup>, 2018.

  
JEREMY H. CARTER

Given under my hand and seal this 1 day of ~~September~~ <sup>October</sup>, 2018.

  
STEVEN BROWN

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JEREMY H. CARTER** and **STEVEN BROWN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 1<sup>st</sup> day of ~~September~~ <sup>October</sup>, 2018.

  
Notary Public

Commission Expires

**My Commission Expires:**  
**October 25, 2020**

Shelby County, AL 10/12/2018  
State of Alabama  
Deed Tax: \$5.00

  
20181012000362660 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/12/2018 08:26:49 AM FILED/CERT

RSB

## Real Estate Sales Validation Form

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

Grantor's Name Jeremy H. Carter and  
Mailing Address Steven Brown  
400 Triple G Drive  
Alabaster AL 35007

Grantee's Name JCARTER, LLC  
Mailing Address 400 Triple G Drive  
Alabaster, AL 35007

Property Address Lot 18 of the Survey of Coosa River Estate

Date of Sale 10/01/2018  
Total Purchase Price \$   
or  
Actual Value \$5,000  
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 Agreement

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 10/4/2018

Unattested

(verified by)

Print John Aaron

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181012000362660 2/2 \$23.00  
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