

20190214000047950
02/14/2019 01:47:38 PM
QCDEED 1/2

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **HOME DEALS ALABAMA, LLC**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Freedom Fund, LLC** (herein referred to as GRANTEE) all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Unit 1810, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

For ad valorem tax purposes only, the address for the above described property is 1810 Morning Sun Circle, Birmingham, AL 35242.

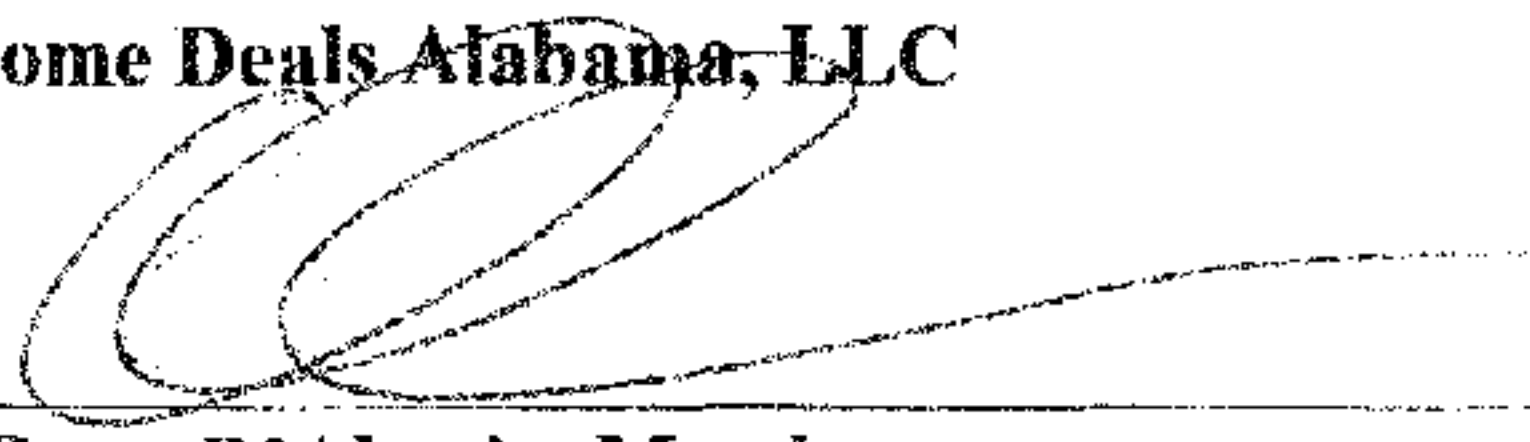
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of January, 2019.

Home Deals Alabama, LLC



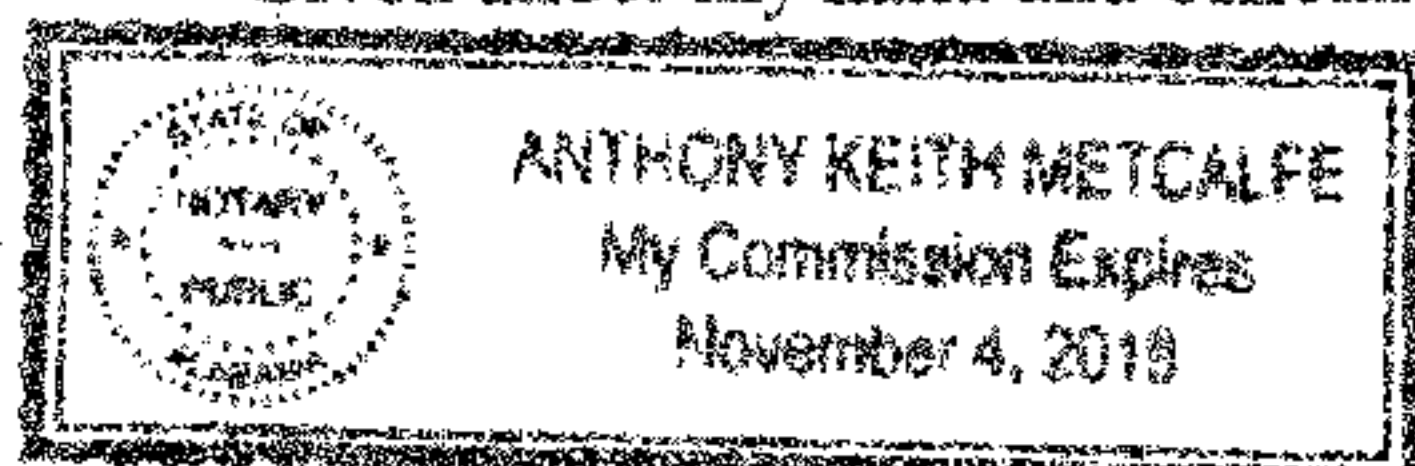
Ryan D'Alessio, Member

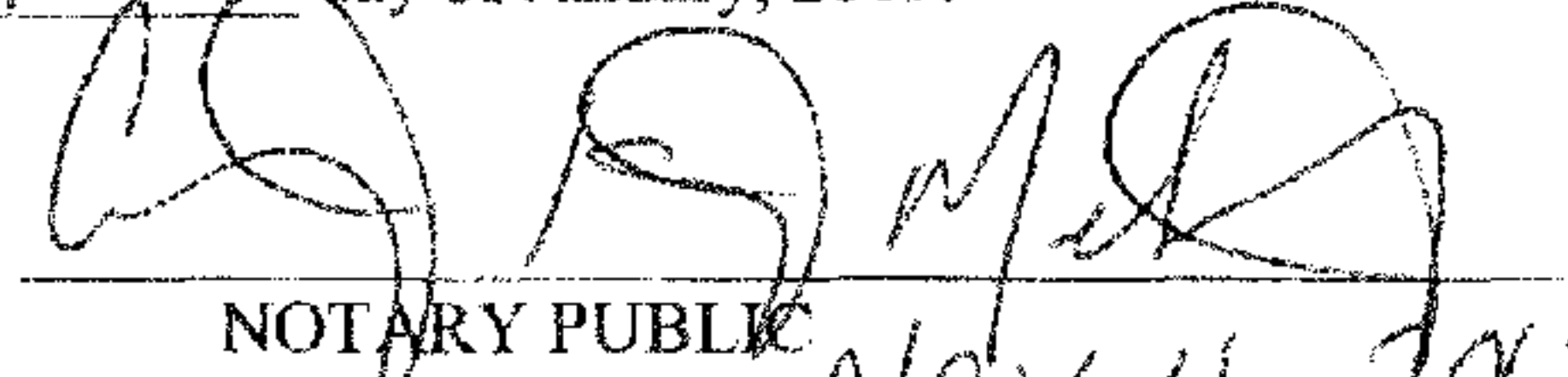
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Ryan D'Alessio, Member of Home Deals Alabama, LLC, 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 he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2019.





NOTARY PUBLIC
My Commission Expires: Nov 4, 2019

THIS INSTRUMENT PREPARED BY:

Smith Closing & Title, LLC 3000 Riverchase Galleria, Suite 705, Hoover, AL 35244
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

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

Grantor's Name Home Deals Alabama, LLC
 Mailing Address P.O. Box 382304
Birmingham, AL 35238

Grantee's Name Freedom Fund, LLC
 Mailing Address 903 Montgomery Hwy
Birmingham, AL 35209

Property Address 1810 Morning Sun Circle
Birmingham, AL 35242

Date of Sale 01/10/19
 Total Purchase Price \$

or
 Actual Value \$ 61,000.00

or
 Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2019 01:47:38 PM
 \$79.00 CHERRY
 20190214000047950

Alvin S. Bayl

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 Quitclaim Deed

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 Leanne G. Ward

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1