

SEND TAX NOTICE TO:  
OLD CAHABA RESIDENTIAL  
ASSOCIATION, INC.  
211 Yeager Parkway  
Pelham, AL 35124

This Instrument was prepared by:  
John M. Alford  
100 Brook Drive Suite D  
Helena, AL 35080

20190510000158870  
05/10/2019 10:24:12 AM  
DEEDS 1/3

QUIT CLAIM DEED

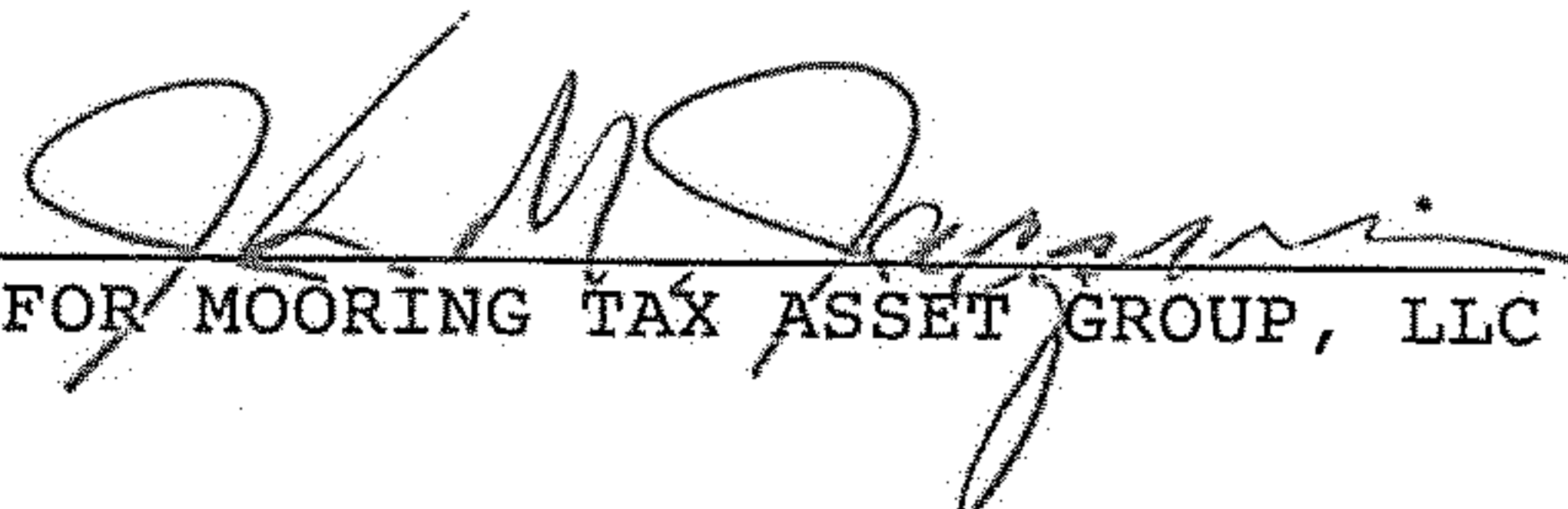
STATE OF ALABAMA            )  
SHELBY COUNTY                ).

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned MOORING TAX ASSET GROUP, LLC. (hereinafter called grantor) hereby releases, quitclaims, grants, sells and conveys to OLD CAHABA RESIDENTIAL ASSOCIATION, INC, (hereinafter called grantee) all of its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

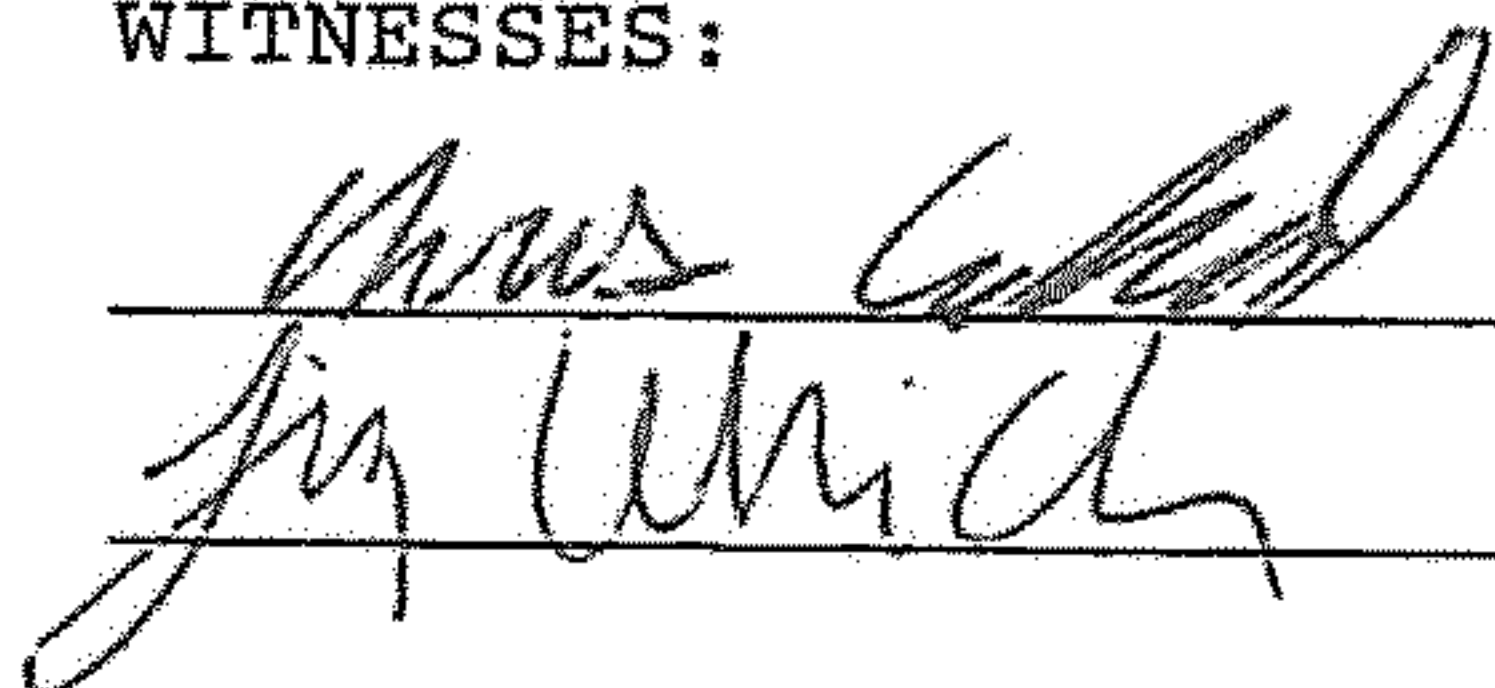
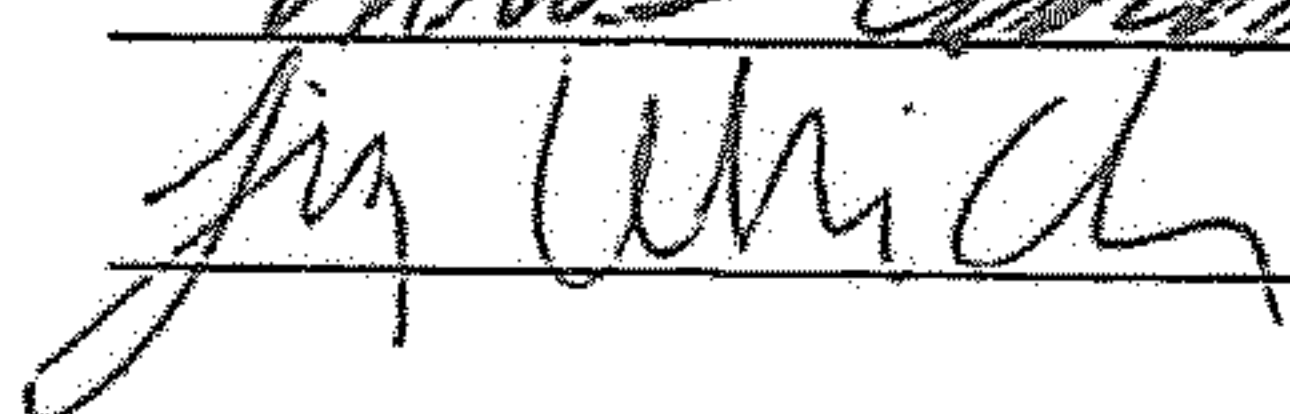
BEG SE COR SW1/4 W1085(S) NE260(S) SE204 NE365(S) NW250(S) ELY & NELY TO E LN  
NW1/4 S TO POB. LESS: PROPOSED ROW EXTENSION OLD CAHABA PKWY

TO HAVE AND TO HOLD to the said GRANTEE forever.

Given under my hand and seal, this 14 day of August, 2018.

  
FOR MOORING TAX ASSET GROUP, LLC

WITNESSES:

  
\_\_\_\_\_  
  
\_\_\_\_\_

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

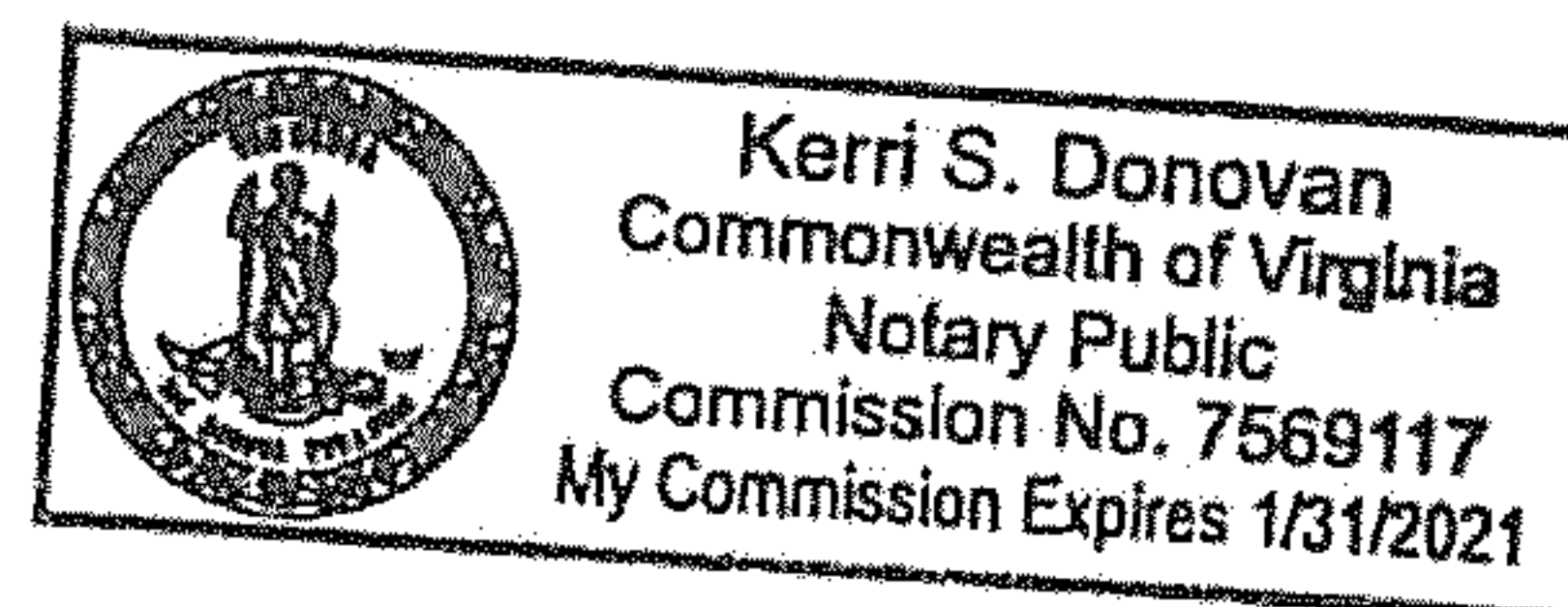
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OLD CAHABA RESIDENTIAL  
ASSOCIATION, INC.  
211 Yeager Parkway  
Pelham, AL 35124

STATE OF Virginia )  
COUNTY OF Fairfax )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MOORING TAX ASSET GROUP, LLC. 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 of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of August, 2019.

Kerri S. Donovan  
Notary Public  
My Commission Expires: 1/31/2021





# Real Estate Sales Validation Form

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

Grantor's Name Moving Tax Asset Group  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Old Cahaba Residential Assn.  
Mailing Address 211 Yeager Pkwy  
Dalton, AL 35124

Property Address 56 Acres along  
Cahaba River in  
Helena, AL

Date of Sale 8/16/18  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

20190510000158870 05/10/2019 10:24:12 AM DEEDS 3/3 or  
Assessor's Market Value \$ 45,650

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  
☐ Sales Contract ☒ Other Tax Assessor  
☐ 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.

## 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 5/10/19

Print John Alford

☐ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2019 10:24:12 AM  
\$67.00 CHERRY  
20190510000158870

Ann S. Boyd

Form RT-1