

## QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 20th day of May, 2019  
by first party: Francis B Dobson III, a Single person  
to second party: Lauren Dobson  
Whose address is: 1185 Forest Lakes Way, Sterrett AL 35147

Witnesseth, That the said first party, for good consideration and for the sum of \$1.00 (One Dollar and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

Lot 306, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, at Page 25A, B, & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of way of record.

Lauren M Dobson is one and the same as Lauren Dobson

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 20 day of May, 2019.

Francis B. Dobson, III  
Francis B Dobson, III

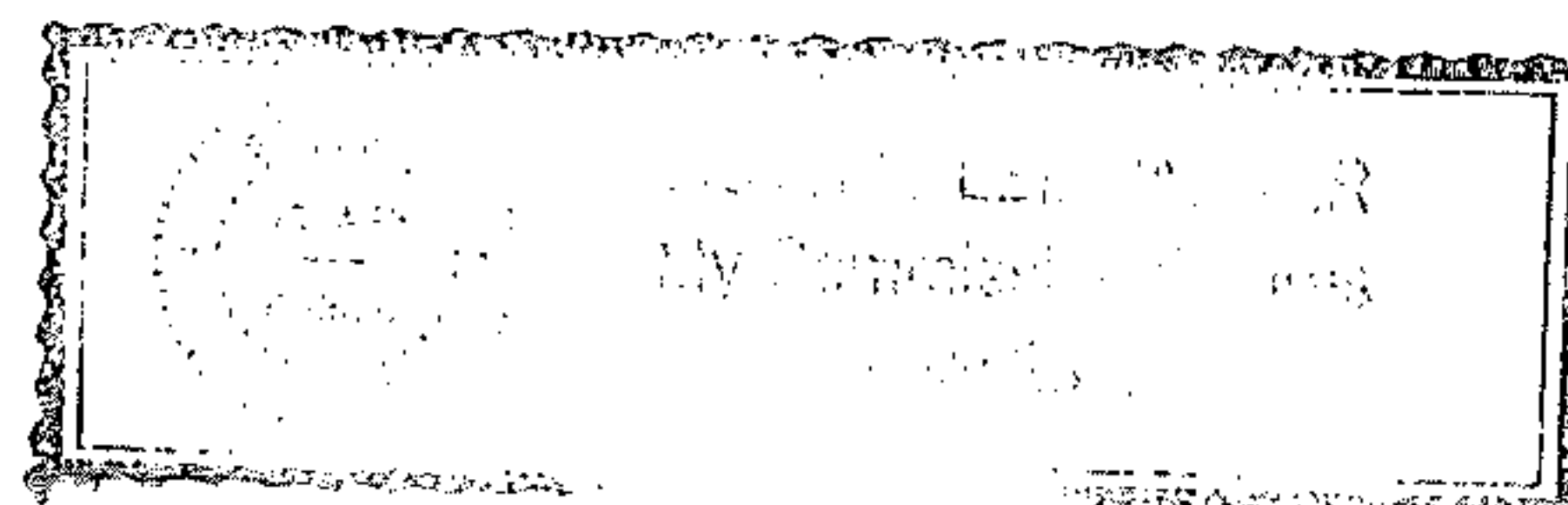
State of Alabama  
County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Francis B Dobson III whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May A.D., 2019.

[Signature]  
Notary Public  
My Commission Expires: 1/3/22

PREPARED BY: Parker Law Firm, LLC  
1560 Montgomery Hwy, Suite 205  
Birmingham, Alabama 35216



## Real Estate Sales Validation Form

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

Grantor's Name	Francis B Dobson	Grantee's Name	Lauren Hobson
Mailing Address			
	1185 Forest Lakes Way		1185 Forest Lakes Way
	Sterrett AL 35147		Sterrett AL 35147
Property Address	1185 Forest lakes Way	Date of Sale	May 20, 2019
	Sterrett AL 35147	Total Purchase Price	\$18,500.00
		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
 ☐ Appraisal  
☐ Sales Contract
 ☐ Other to 1/2 Interest Already own  
☐ 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: May 20 2019  
 \_\_\_\_\_ Unattested  
 \_\_\_\_\_ (verified by)

Print Francis B Dobson III  
 Sign: Francis B. Dobson III  
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/04/2019 11:05:27 AM  
 \$39.50 CHARITY  
 20190604000191400

*Allen S. Bayl*