

20190612000207050

06/12/2019 11:31:23 AM

DEEDS 1/2

Prepared by:

Heath S. Holden, Attorney at Law, LLC
P.O. Box 43281
Birmingham, AL 35243

Send Tax Notice To:
Caroline Homes & Investments, LLC

QUIT CLAIM DEED
This Deed Is Filed to Clear Chain of Title Value: 85,000.00

State of Alabama

} Know All Men by These Presents:

County of Shelby

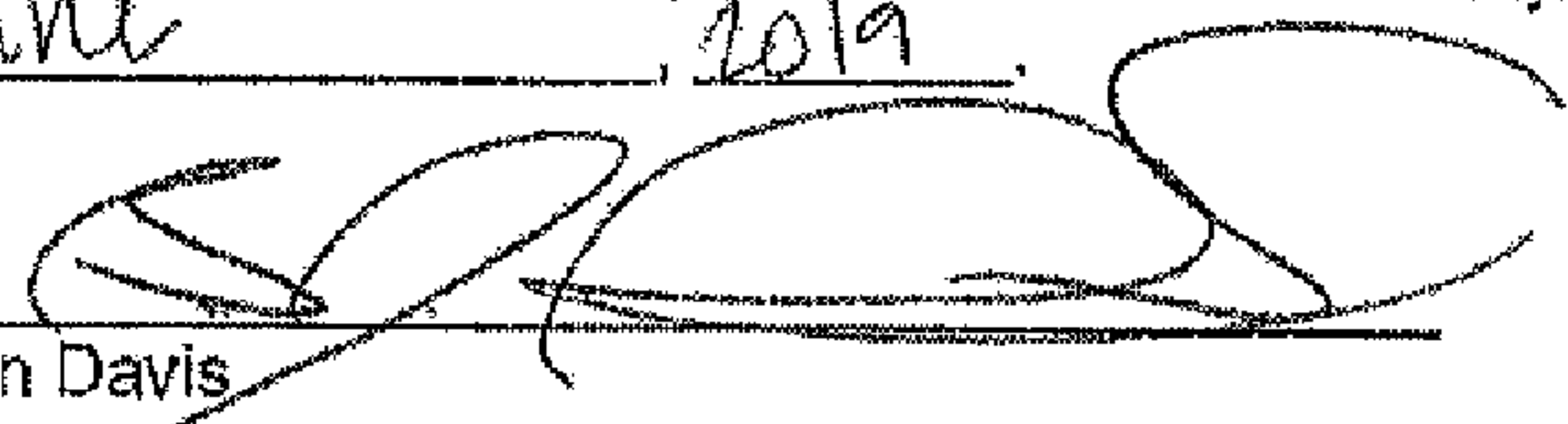
That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **BRIAN DAVIS**, Married (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **CAROLINE HOMES AND INVESTMENTS, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is **104 Highland Drive, Columbiana, AL 35051**; to-wit:

Lots 19 and 20, Highland Subdivision, as shown in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama

This Property is not the homestead of the Grantor or his Spouse
Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 10 day of June, 2019.

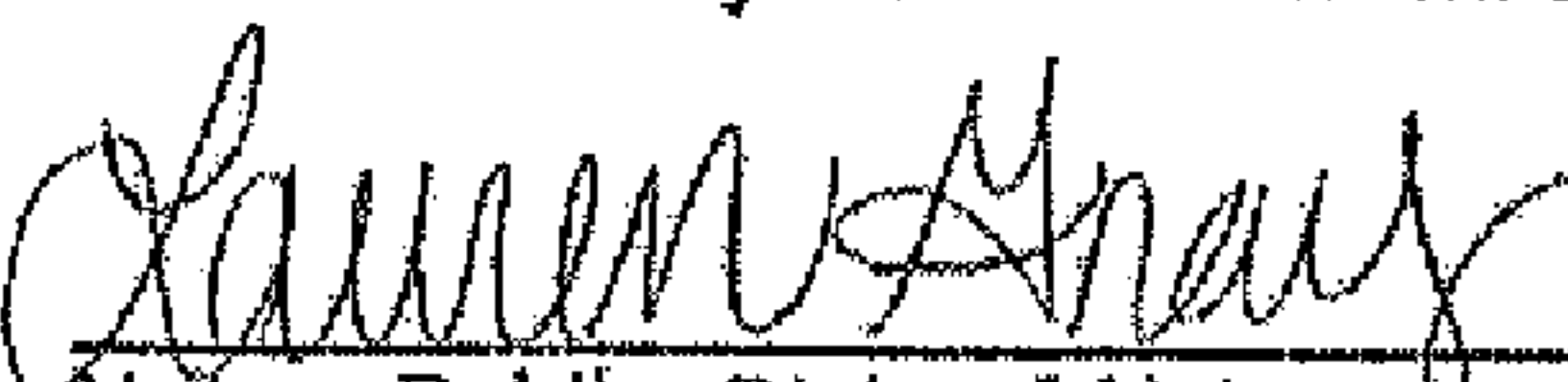

Brian Davis

State of Alabama
County of

I, Lauren Gray, a Notary Public in and for said County, in said State, hereby certify that *, 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/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

* Brian Davis

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


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires:

LAUREN E GRAY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY, 08, 2023

Real Estate Sales Validation Form

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

Grantor's Name Brian Davis
 Mailing Address 494 Founders Park Dr E
Hoover AL 35226

Grantee's Name Caroline Homes
 Mailing Address 494 Founders Park Dr E
Hoover AL 35226

Property Address 104 Highland Dr
Columbiana, AL 35051

Date of Sale 6-10-19
 Total Purchase Price \$ _____
 or
 Actual Value \$ 85,000
 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

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 Jennifer Benik

Unattested _____

Sign _____

(verified by)

(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
 06/12/2019 11:31:23 AM
 \$19.00 CHERRY
 20190612000207050

Alicia S. Bayl