

20190701000232710
07/01/2019 08:24:44 AM
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 Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **Peter M. Farrehi**, a married person, (herein referred to as GRANTOR), does hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto the **Winterhaven Drive Land Trust, a Michigan land trust**, (herein referred to as GRANTEE) all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, Block 10, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property 203 Winterhaven Drive, Alabaster, AL 35007.

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 David C. Jamieson as Scrivener only. David C. Jamieson 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 24th day of May, 2019.


Peter M. Farrehi

STATE OF MICHIGAN)
COUNTY OF Washtenaw

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Peter M. Farrehi**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of May, 2019.


NOTARY PUBLIC
My Commission Expires: 6-12-19

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney

AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC 3000 Riverchase Galleria, Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Peter M Farrehi
 Mailing Address 1651 Newport Creek Drive
Ann Arbor, MI 48103

Grantee's Name Ridgeview Drive Land Trust
 Mailing Address 1615 Newport Creek Drive
Ann Arbor, MI 48103

Property Address 203 Winterhaven Drive
Alabaster, AL 35007

Date of Sale 05/24/19
 Total Purchase Price \$ 129,900.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2019 08:24:44 AM
 \$148.00 CHERRY
 20190701000232710

Allen S. Byrd

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 Move to Land Trust

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

Leanne G. Ward

(Grantor/Grantee/Owner/Agent) circle one