

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law

3156 Pelham Pkwy, Ste 2
Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:
RSA Investments, LLC
P.O.Box 67
Helena AL. 35080

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

20191120000431500

11/20/2019 10:00:21 AM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and Other Good and Valuable Consideration (\$10.00)** to **Advanta IRA Services, LLC FBO Radu Moisa IRA # [REDACTED]** as to a **50% undivided interest**, and **Advanta IRA Services, LLC FBO Alina Dumitrescu IRA # [REDACTED]** as to a **50% undivided interest**, the "Grantor" herein, in hand paid by **RSA Investments, LLC**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 8, according to the Final Plat of Old Town Office Park, Sector Two as recorded in Map Book 31, Page 29, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Part of the SE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; commence at the Northwest corner of the SE 1/4 of the NW 1/4 of said Section 15; thence from the North line of the SE 1/4 of the NW 1/4 turn 123 degrees 55 minutes 18 seconds left in a southeasterly direction a distance of 497.70 feet to a point on the easterly ROW line of Alabama Highway #261; thence South 83 degrees 44 minutes 25 seconds East a distance of 168.60 feet; thence South 7 degrees 45 minutes 28 seconds West a distance of 104.25 feet; thence South 75 degrees 53 minutes 55 seconds East a distance of 85.79 feet to the point of beginning. Thence North 14 degrees 06 minutes 05 seconds East a distance of 25.00 feet; thence South 75 degrees 53 minutes 55 seconds East a distance of 50.00 feet; thence South 14 degrees 06 minutes 05 seconds West a distance of 25.00 feet; thence North 75 degrees 53 minutes 55 seconds West a distance of 50.00 feet to the point of beginning..

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in **Shelby County**, Alabama.

TO HAVE AND TO HOLD to the said RSA Investments, LLC and Grantee's heirs and assigns forever.

Given under my hand and seal this 29 day of April 2019.

Advanta IRA Services, LLC FBO Radu Moisa IRA #8007781 as to a 50% undivided interest



Radu C. Moisa
Trustee

Advanta IRA Services, LLC FBO Alina Dumitrescu IRA #8007780 as to a 50% undivided interest



Alina Dumitrescu
Trustee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Radu C. Moisa, Trustee of Advanta IRA Services, LLC FBO Radu Moisa IRA #8007781 as to a 50% undivided interest and Alina Dumitrescu, Trustee of Advanta IRA Services, LLC FBO Alina Dumitrescu IRA #8007780 as to a 50% undivided interest who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily with full authority on the day that same bears date for said Trusts.

Given under my hand and official seal on the 29 day of April, 2019.



Notary Public

Commission Expires: 2/23/22

20191120000431500 11/20/2019 10:00:21 AM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name **Advanta IRA Services, LLC FBO
Radu Moisa IRA #8007781 as to a
50% undivided interest & Advanta
IRA Services, LLC FBO Alina
Dumitrescu IRA #8007780 as to a
50% undivided interest**

Grantee's Name **RSA Investments, LLC**

Mailing Address **811 Creekside Fort
Helena, AL 35080**

Mailing Address **P.O. Box 67
Helena, AL 35080**

Property Address **811 Creekside Fort
Helena, AL 35080**

Date of Sale **April 29, 2019**

Total Purchase Price **\$205,000.00**

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
11/20/2019 10:00:21 AM
\$233.00 CHERRY
20191120000431500

Alvin S. Boyd

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 **April 29, 2019**

Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one