

* The Full amount of the deed consideration is being covered by the mortgage tax. *

This Instrument Prepared By and Return To:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
File # 19-00254-RET

Send Property Tax Notice To:
Shaun P. Jourdan
4200 Cahaba Lake Drive
Birmingham, AL 35216

20191205000451000
12/05/2019 03:42:55 PM
DEEDS 1/3

Quitclaim Deed

NO TITLE WAS RELIED UPON IN CONJUNCTION WITH THE PREPARATION OF THIS DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** cash in hand paid to:

JOCO HOLDINGS, LLC

(hereinafter Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

SHAUN P. JOURDAN

(hereinafter Grantee), all right, title, interest and claim in or to the following described real estate lying in **Shelby** County, Alabama, to wit:


Lot 10, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

Source of Title: Warranty Deed recorded at Instrument # 20180417000129050, in the Office of the Judge of Probate, Shelby County, Alabama records.

TO HAVE AND TO HOLD unto the said Grantee, his/her/their/its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied.

IN WITNESS WHEREOF, **Grantor** has caused these presents to be executed this 12 day of November, 2019.



JOCO HOLDINGS, LLC
By: Shaun P. Jourdan
Its: Member

State of Alabama)

County of Shelby)

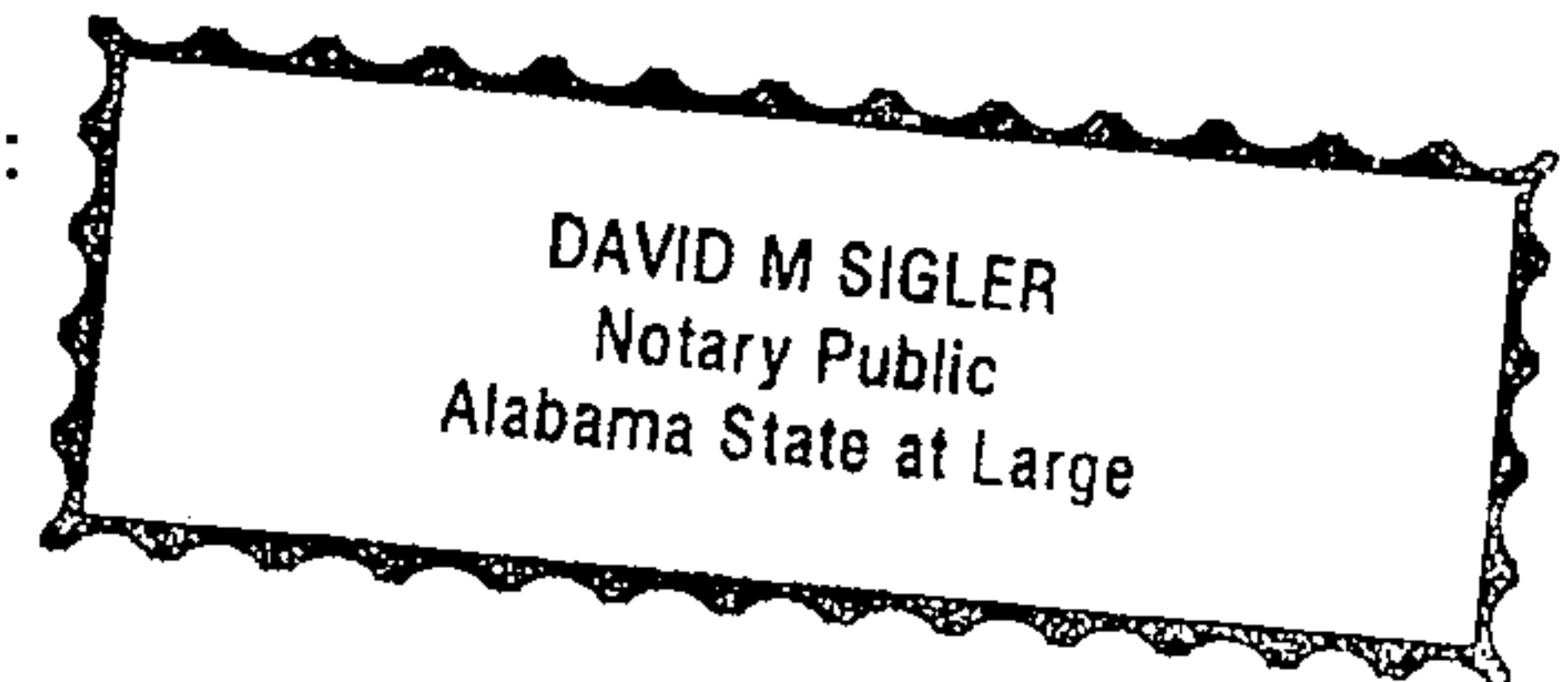
I, David Sigler the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Shaun P. Jourdan**, as **Member**, for **JOCO HOLDINGS, LLC**, is signed to the foregoing conveyance, and who is known to me or produced satisfactory evidence of identification, acknowledged before on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily for said LLC.

Given under my hand and seal of office this 12th day of November, 2019.



Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name JOCO Holdings LLC
 Mailing Address 4200 Cahaba Lake Dr
Birmingham AL 35216

Grantee's Name Shawn P Burdan
 Mailing Address 4200 Cahaba Lake Dr
Birmingham AL
35216

Property Address 118 Chase Creek Circle
Pelham AL
35124

Date of Sale 11-12-19
 Total Purchase Price \$ 100,500.00
 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
☐ 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 11-12-19

Print Shawn P. Collier

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2019 03:42:55 PM
 \$29.00 CHERRY
 20191205000451000

Shawn P. Collier

Form RT-1