

20200317000103900  
03/17/2020 08:53:54 AM  
QCDEED 1/3

This instrument was prepared by:  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Flemming Farms Residential Association, Inc.  
c/o Associa McKay Management  
5 Riverchase Ridge, Suite 200  
Birmingham, AL 35244

**QUITCLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor, **SB DEV CORP.**, an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents hereby remise, release, quit claim and convey unto **FLEMMING FARMS RESIDENTIAL ASSOCIATION, INC.**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See EXHIBIT "A"

SUBJECT TO: (1) Ad valorem taxes; (2) All easements, restrictions, reservations and mortgages of record.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 4<sup>th</sup> day of February, 2020.

SB DEV. CORP

By: [Signature]  
Authorized Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Rohrer whose name as Authorized Representative of SB DEV CORP., an Alabama corporation, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4<sup>th</sup> day of February, 2020

My Commission Expires:

[Signature]  
Notary Public

LINDA S MAYO  
Notary Public, Alabama State At Large  
My Commission Expires April 18, 2020

EXHIBIT "A"

Those certain common areas described as CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, and CA-11, according to the Survey of Flemming Farms, Phase 2, as recorded in Map Book 50, Page 18, in the Probate Office of Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name SB Dev. Corp.  
Mailing Address 3545 Market Street  
Hoover, AL 35226  
Property Address Common Area Lots  
Hoover, AL 35244

Grantee's Name Flemming Farms Residential Association, Inc.

Mailing Address 5 Riverchase Ridge, Suite 200  
Birmingham, AL 35244

Date of Sale February 4, 2020

Total Purchase Price \$100,000.00

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: 03/16/2020

Print: Joshua L. Hartman

Sign \_\_\_\_\_  
(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2020 08:53:54 AM  
\$128.00 CHERY  
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Allin S. Bayal