

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY:

20200505000174860
05/05/2020 09:11:39 AM
QCDEED 1/3

Burt W. Newsome
NEWSOME LAW, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **STERLING HOME AND DESIGN, LLC**, a Nevada limited liability company (the "Grantor"), does hereby remise, release, quitclaim and convey unto **SOUTHERN HOME SOLUTIONS, LLC** (hereinafter referred to as the "Grantee"), any and all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 21, according to the Survey of Southlake, a residential subdivision, as recorded in Map Nook 11, Page 85 A, B and C, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, STERLING HOME AND DESIGN, LLC, a Nevada limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 4th day of May, 2020

STERLING HOME AND DESIGN, LLC,
a Nevada limited liability company

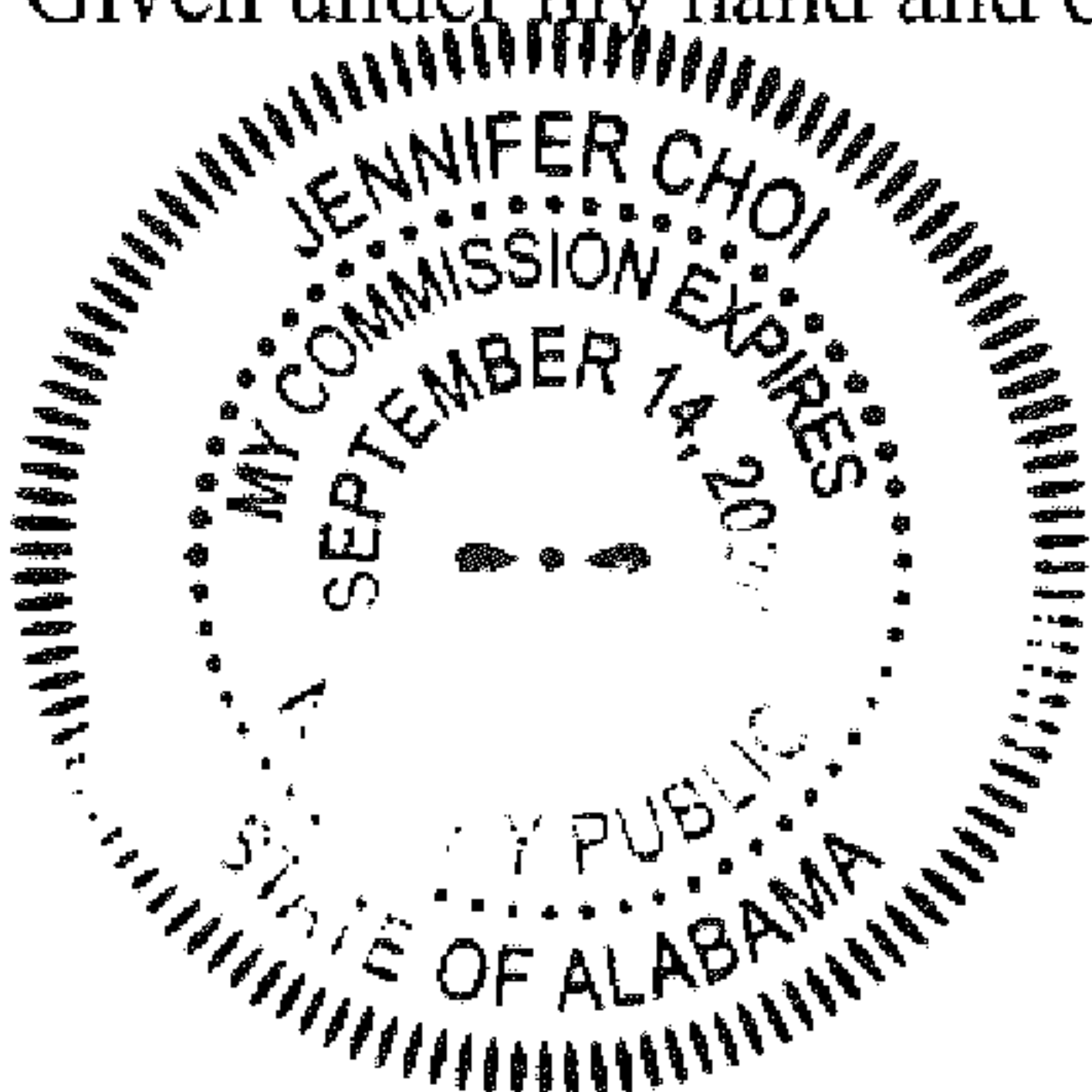
By: [Signature]

ITS: Managing member

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sandra Nategh, whose name as Managing member of STERLING HOME AND DESIGN, LLC, a Nevada limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 4th day of May, 2020



[Signature]
Notary Public

My Commission Expires: 9/14/2021

Real Estate Sales Validation Form

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

Grantor's Name Sterling Home and Design, LLC
Mailing Address 2415 Glasscott Place
Hoover, AL 35226

Grantee's Name Southern Home Solutions LLC
Mailing Address 2000 Resource Drive
Suite 201
Birmingham, AL 35242

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Property Address 4786 Southlake Parkway
Birmingham, AL 35244

Date of Sale 5/4/2020
Total Purchase Price \$
or
Actual Value \$310,000.00
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 quitclaim

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 5/4/2020

Print Burt Newsome

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
05/05/2020 09:11:39 AM
\$338.00 CHERRY
20200505000174860

Allen S. Bayl