

THIS INSTRUMENT WAS PREPARED BY:  
Russell L Frutiger  
4616 Dixie Hill Road, Fairfax, VA, USA

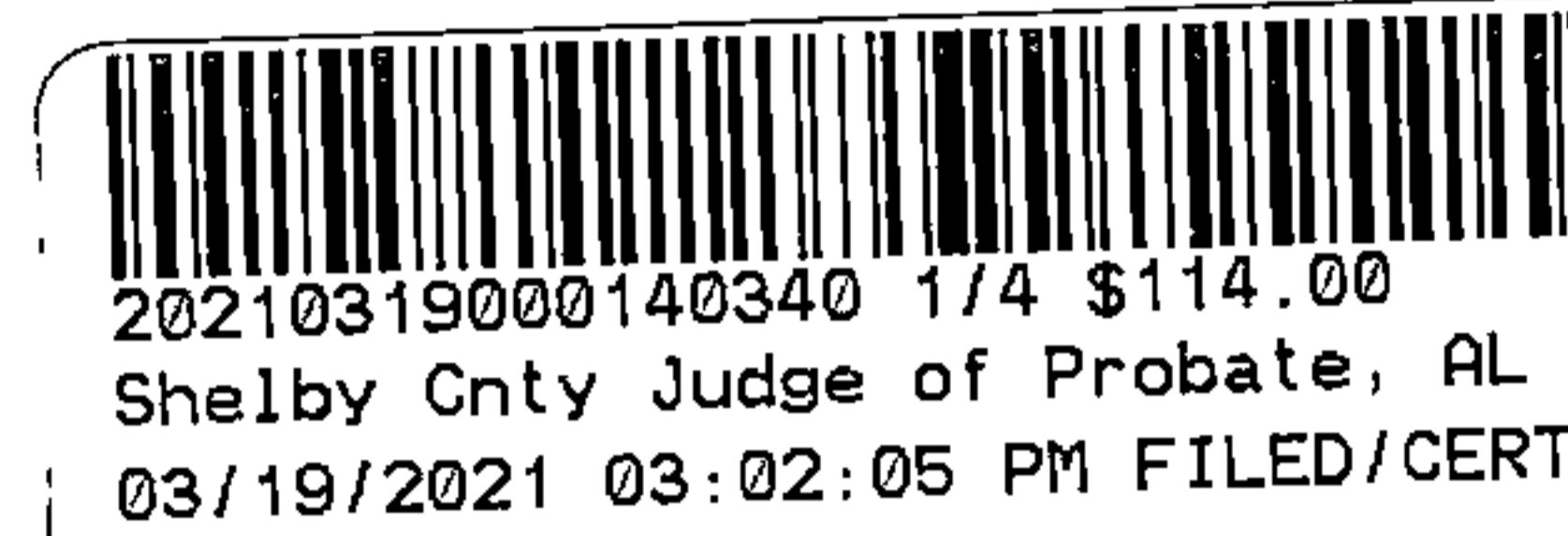
SEND TAX NOTICE TO:  
Russell L Frutiger  
4616 Dixie Hill Rd, Fairfax, VA 22030, USA

### Quitclaim Deed

STATE OF ALABAMA

COUNTY OF \_\_\_\_\_

DATE: \_\_\_\_\_, \_\_\_\_\_



KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Russell Lloyd Frutiger, married, of 4616 Dixie Hill Rd, Fairfax, VA 22030, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Chelsea Marie Calhoun, not married, of 2069 Eagle Ridge Dr, Birmingham, AL 35242, USA, Russell Lloyd Frutiger, married, of 4616 Dixie Hill Rd, Fairfax, VA 22030, USA, and Janice Bodycomb Frutiger, married, of 4616 Dixie Hill Rd, Fairfax, VA 22030, USA, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Lot 54, according to the Survey of Townes at Brook Highland, as recorded in Map book 30, page 133 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Signature

Ruth E. Castillon

Name

Russell Lloyd Frutiger

Russell Lloyd Frutiger

Shelby County, AL 03/19/2021  
State of Alabama  
Deed Tax: \$83.00

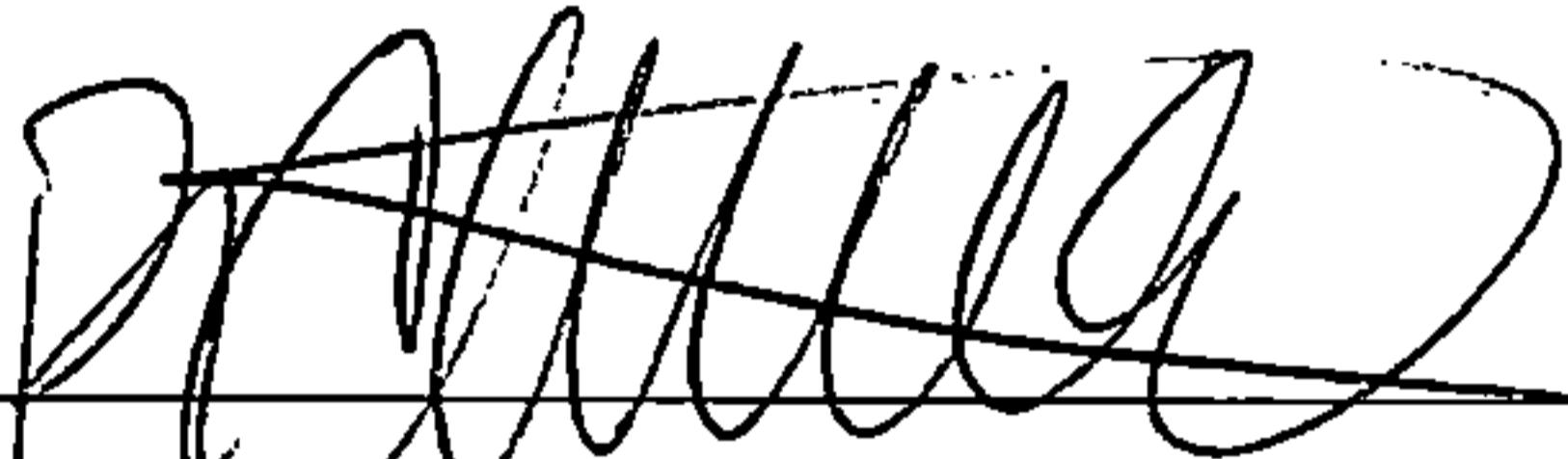
## Grantor Acknowledgement

COMMONWEALTH OF VIRGINIA

COUNTY OF Fairfax

I, Russell E. Frutiger, a Notary Public in and for the said County and State, hereby certify that Russell Lloyd Frutiger, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand and seal, this 28 day of February, 2021.



Notary Public for the Commonwealth of Virginia



20210319000140340 2/4 \$114.00  
Shelby Cnty Judge of Probate, AL  
03/19/2021 03:02:05 PM FILED/CERT

County of Fairfax

My commission expires: 10/31/2024



Ruth Emely Castellon Cruz  
Commonwealth of Virginia  
Notary Public  
Commission No: 7906194  
My Commission Expires: Oct.31/2024

### Spousal Acknowledgement

I, Janice Bodycomb Frutiger of 4616 Dixie Hill Rd, Fairfax, VA 22030, USA, spouse of Russell Lloyd Frutiger, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, courtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

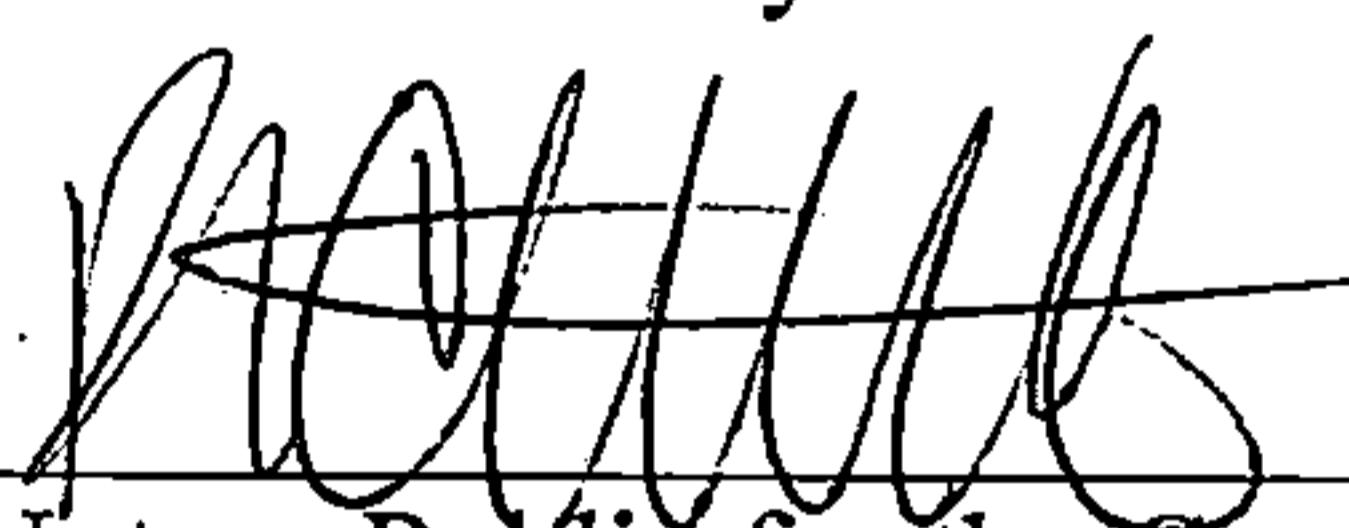
Spouse's Signature: Janice B. Frutiger

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

I Ruth E. Castellon, a Notary Public in and for the said County and State, hereby certify that Janice Bodycomb Frutiger, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand and seal, this 28 day of FEBRUARY, 2021.



Notary Public for the Commonwealth of Virginia

County of FAIRFAX

My commission expires: 10/31/2024



20210319000140340 3/4 \$114.00  
Shelby Cnty Judge of Probate, AL  
03/19/2021 03:02:05 PM FILED/CERT



Ruth Emely Castellon Cruz  
Commonwealth of Virginia  
Notary Public  
Commission No: 7906194  
My Commission Expires: Oct.31/2024

## Real Estate Sales Validation Form

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

Grantor's Name Russell L & Janice B Frutiger Grantee's Name Chelsea M. Calhoun  
Mailing Address 4616 Dixie Hill Road Mailing Address 2069 Eagle Ridge Dr  
Fairfax, VA 22030 Birmingham, AL 35244-2

Property Address 2069 Eagle Ridge Drive Date of Sale \_\_\_\_\_  
Birmingham, AL 35244-2 Total Purchase Price \$ \_\_\_\_\_  
or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 248,000.00

~~82,666.00~~ 1/3 interest

  
20210319000140340 4/4 \$114.00  
Shelby Cnty Judge of Probate, AL  
03/19/2021 03:02:05 PM FILED/CERT

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  Appraisal  
 Sales Contract  Other County Assessed Value  
 Closing Statement

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 1 Mar 21

Print Russell L. Frutiger

Sign Janice B. Frutiger

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1