

Send tax notice to:

Douglas G. Roy
3416 Conley Road
Hoover, AL 35226


This instrument prepared by:

Steven M. Brom
Bachus Brom & Taylor LLC
3536 Independence Drive
Birmingham, AL 35209

TITLE NOT EXAMINED

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUIT CLAIM DEED


20210512000235480 1/3 \$197.00
Shelby Cnty Judge of Probate, AL
05/12/2021 11:25:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DOUGLAS G. ROY, married, hereinafter referred to as "Grantor," does hereby remise, release, quitclaim, and convey unto DGR COMMERCIAL PROPERTIES, LLC, a limited liability company organized under the laws of the state of Alabama, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Owens Industrial Park, as recorded in Map Book 8, Page 181, in the Probate Office of Shelby County, Alabama.

Mining and mineral rights excepted.

Subject to any and all easements and restrictions of record.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

This conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this the _____ day of April, 2021.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Shelby County, AL 05/12/2021
State of Alabama
Deed Tax: \$169.00

Douglas G. Roy
Douglas G. Roy, Grantor

Kathryn C. Roy
Kathryn C. Roy

STATE OF ALABAMA)

COUNTY OF Jefferson)

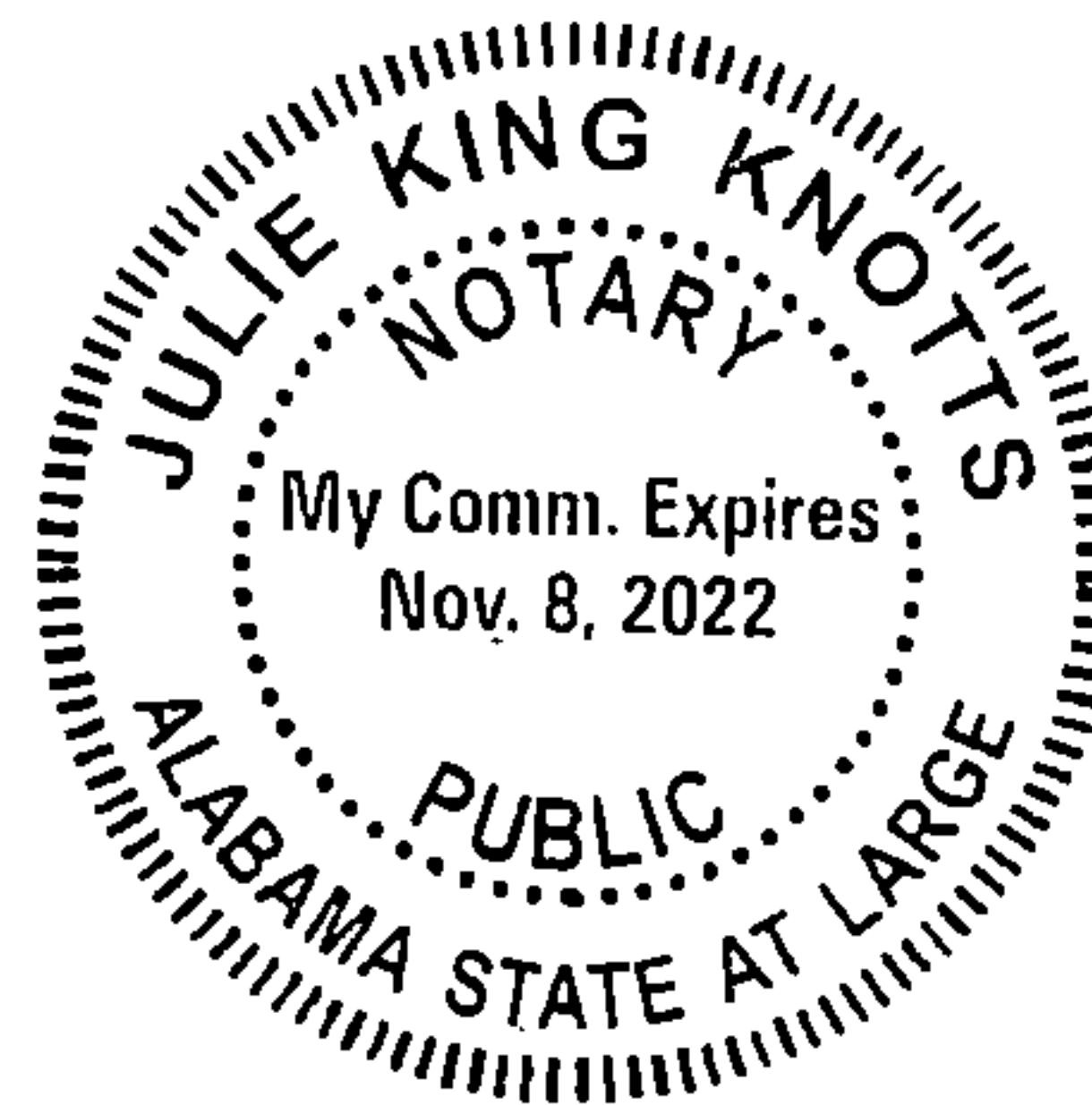
I, Julie King Knotts, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas G. Roy and Kathryn C. Roy, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 20th day of April, 2021.

Julie King Knotts
Notary Public

SEAL

My Commission Expires: 11/08/2022



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Real Estate Sales Validation Form

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

Grantor's Name Douglas G. Roy
Mailing Address 3416 Conley Road
Hoover, AL 35226

Grantee's Name DGR Commercial Properties, LLC
Mailing Address 3416 Conley Road
Hoover, AL 35226

Property Address Owens Parkway
Prichard, AL 35124

Date of Sale 04/14/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$168,530

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 Tax Assessor's Value

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 04/14/2021

Print

KATHRYN C. ROY

Sign

Kathryn C. Roy

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



20210512000235480 3/3 \$197.00
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eForms

Form RT-1