

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a tax sale, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

This instrument prepared by:  
Jennifer J. Scruggs Jones  
STANLEY & ASSOCIATES, LLC  
201 20<sup>th</sup> Street South  
Irondale, AL 35210

**TITLE NOT EXAMINED**  
**Send Tax Notice To:**  
DAVID B. ROGERS II  
713 CLEMONS RD.  
SCOTTSBORO, AL 35769

**QUITCLAIM DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of TWO THOUSAND SIX HUNDRED FIFTY-SEVEN DOLLARS & 69/100 (\$2,657.69) in cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ANDERSON REALTY GROUP LLC, an Alabama Limited Liability Company** (“GRANTOR”), does hereby grant, convey, and quitclaim unto **DAVID B. ROGERS II** (“GRANTEE”), all of its right, title and interest, **WITH NO WARRANTY** in and to the following described real estate, located and situated in Shelby County, Alabama, more particularly described, to wit:

SHELBY COUNTY PARCEL #:    **14 9 29 0 000 001.098**

LEGAL DESCRIPTION:        SUB WEATHERLY OXFORD SECTOR 10 L93 B  
  MB19 MP038 DIM 321.55X305.28 S29 T20S  
  R02W

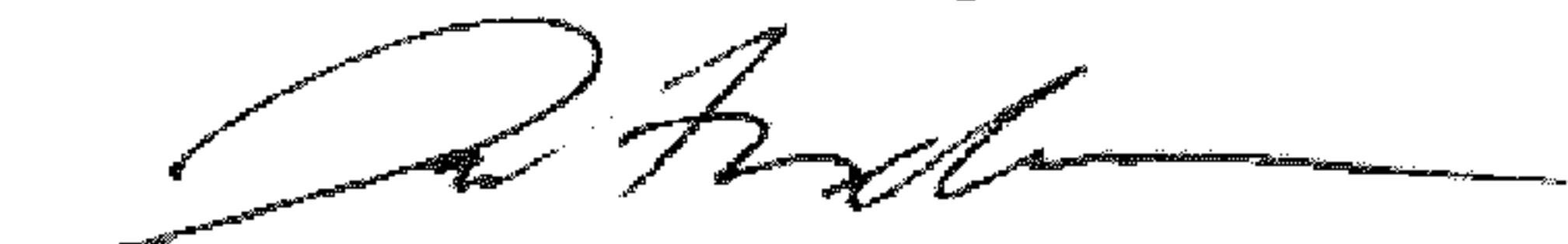
(the “Property”).

PHYSICAL PROPERTY ADDRESS:    168 KINGS CREST LANE  
  PELHAM AL 35124

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

This deed conveys any and all interests of Grantor in such Property and is delivered **WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.**

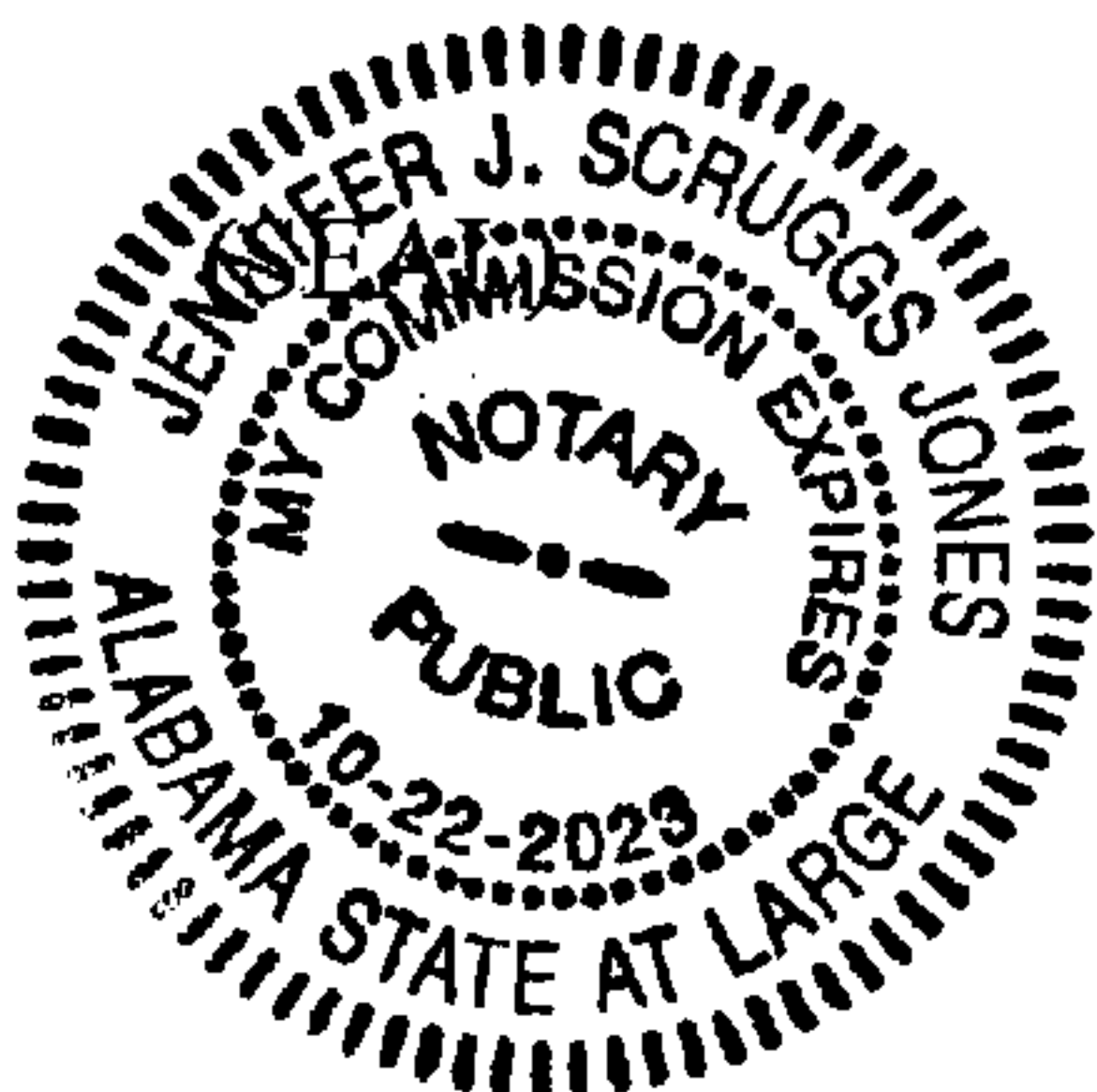
Given under my hand and seal, this 28 day of May, 2021.

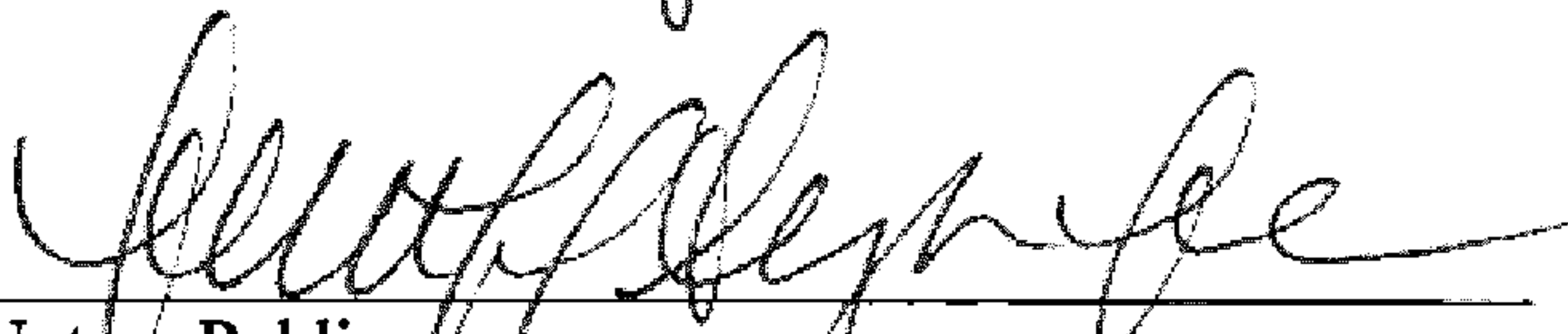
  
\_\_\_\_\_  
ANDERSON REALTY GROUP LLC, Grantor  
By: Joshua A. Anderson, Its Member

STATE OF ALABAMA            )  
  )  
COUNTY OF JEFFERSON     )

I, *Jennifer J. Scruggs Jones*, a Notary Public in and for said County, in said State, hereby certify that Joshua A. Anderson, whose name as Member of Anderson Realty Group LLC, is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily, and with full authority on this day the same bears date.

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



  
\_\_\_\_\_  
Notary Public  
My commission expires: 10/22/2023

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Anderson Realty Group</u>	Grantee's Name	<u>David B. Rogers II</u>
Mailing Address	<u>P.O. Box 181</u> <u>Clay AL 35048</u>	Mailing Address	<u>713 Clemons Rd</u> <u>Scottsboro AL</u> <u>35769</u>
Property Address	<u>168 Kings Crest Lane</u> <u>Pelham AL 35124</u>	Date of Sale	<u>5/28/2021</u>
		Total Purchase Price \$	<u>2657.69</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	<u>5/28/2021</u>	Print	<u>Jennifer J. Scruggs Jones</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>[Signature]</u>
	(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  
 06/02/2021 08:53:57 AM  
 \$28.00 JOANN  
 20210602000268210

*Alvin S. Bayl*