

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is acknowledged, **Timberline Residential Association, Inc.** (herein referred to as Grantor), does by these presents remise, release, quitclaim and convey unto **Dennis Frazier**, (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 131, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C, and D, in the Probate Office of Shelby County, Alabama.

Otherwise known as 2131 Timberline Drive, Calera, AL 35040.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its Attorney, who is authorized to execute this conveyance, has executed this deed this the 26 day of May 2021.

Timberline Residential Association, Inc.

BY: Matthew B. Alfreds

Its: Attorney

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW B. ALFREDS, whose name as Attorney of **Timberline Residential Association, Inc.**, an Alabama corporation, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26 day of May 2021.

Brian E. Hall
Notary Public
My commission expires: 11/30/21

This instrument was prepared, WITHOUT TITLE EXAMINATION, by:
Matthew B. Alfreds
445 South Decatur Street
Montgomery, AL 36104
(334) 300-8500

Real Estate Sales Validation Form

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

Grantor's Name Timberline Residential Assn., Inc. Grantee's Name Dennie Frazier
 Mailing Address 5 Riverchase Ridge, Suite 200 Mailing Address 2131 Timberline Dr.
Birmingham, AL 35244 Calera, AL 35040

Property Address 2131 Timberline Drive Date of Sale 05/28/2021
Calera, AL 35040 Total Purchase Price \$ 218,496.00
 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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ 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 05/28/2021Print Julie Brown

Sign

Julie Brown

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2021 01:08:52 PM
 \$243.50 BRITTANI
 20210603000272580

Allie S. Byrd