

20210818000403040
08/18/2021 10:59:50 AM
QCDEED 1/4

THIS INSTRUMENT WAS PREPARED BY:	SEND TAX NOTICE TO:
Spartan Invest, LLC	Spartan Invest, LLC
2015 3rd Ave N, Birmingham, AL 35203, USA	2015 3rd Ave N, Birmingham, AL 35203, USA

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF Shelby

DATE: August 16, 2021

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$ 200,000, the receipt of which is hereby acknowledged, the undersigned Spartan Invest, of Spartan Invest, LLC, an Alabama corporation whose tax mailing address is 2015 3rd Ave N, Birmingham, AL 35203, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Spartan Realty, an Alabama corporation, whose tax mailing address is 2015 3rd Ave N, Birmingham, AL 35203, USA, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in United States of America County, Alabama:

Lot 519, according to the survey of Waterford Highlands Sector 4, Phase 1, as recorded in Map Book 34 Page 73, in the Probate Office of Shelby Country, Alabama.

Property Address: 647 Waterford Lane, Calera AL 35040

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 Warranty Deed the day and year above written.

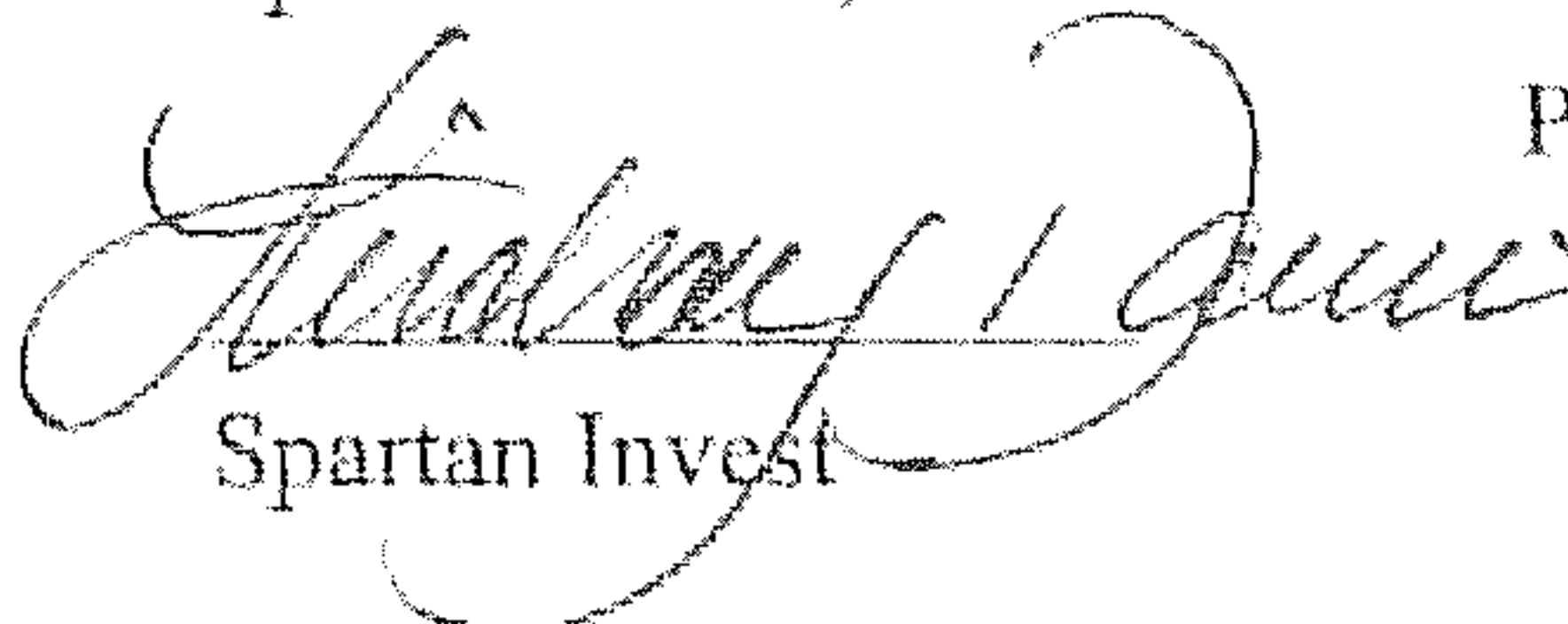
Signed in the presence of:

Signature

Katharine Kland

Name

Spartan Invest, LLC



Per:

Spartan Invest

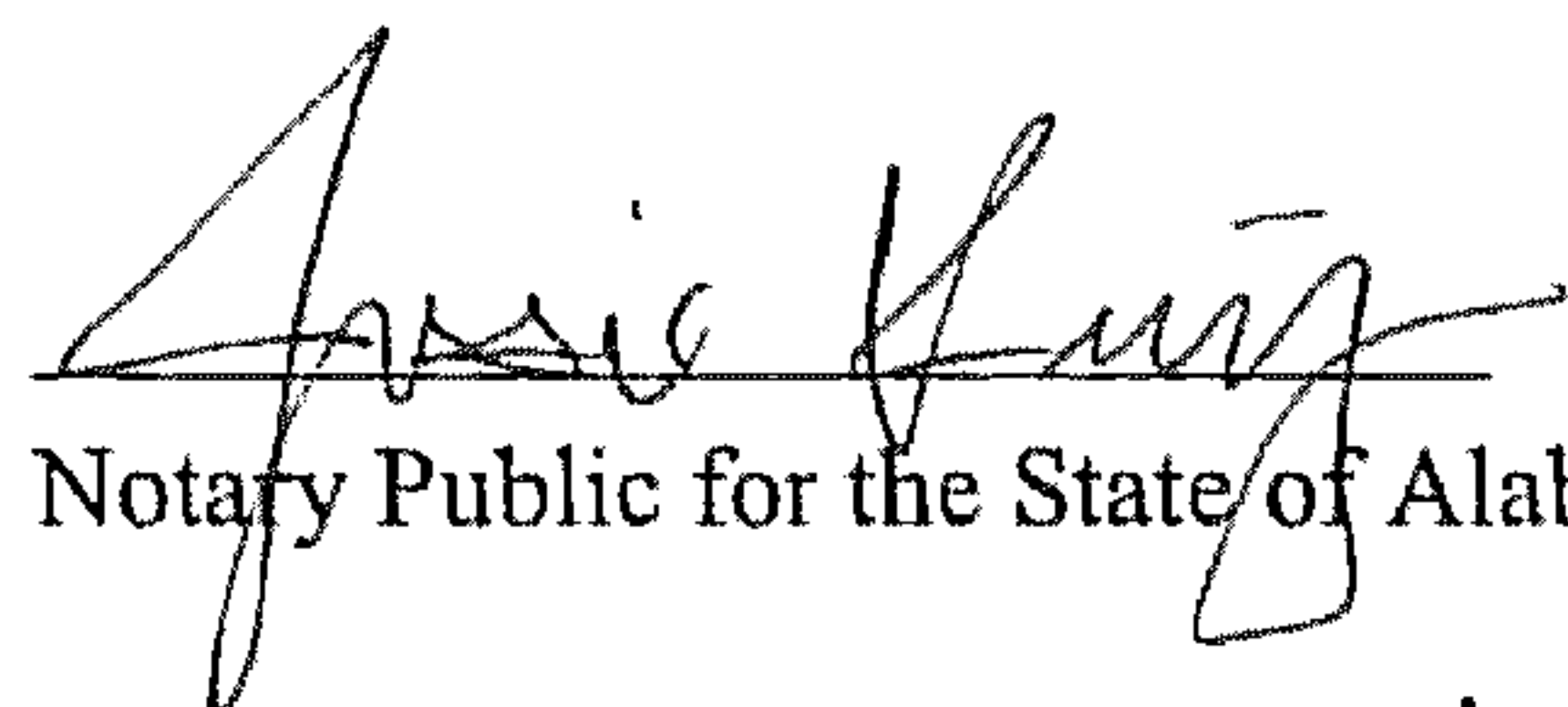
Grantor Acknowledgement

STATE OF ALABAMA

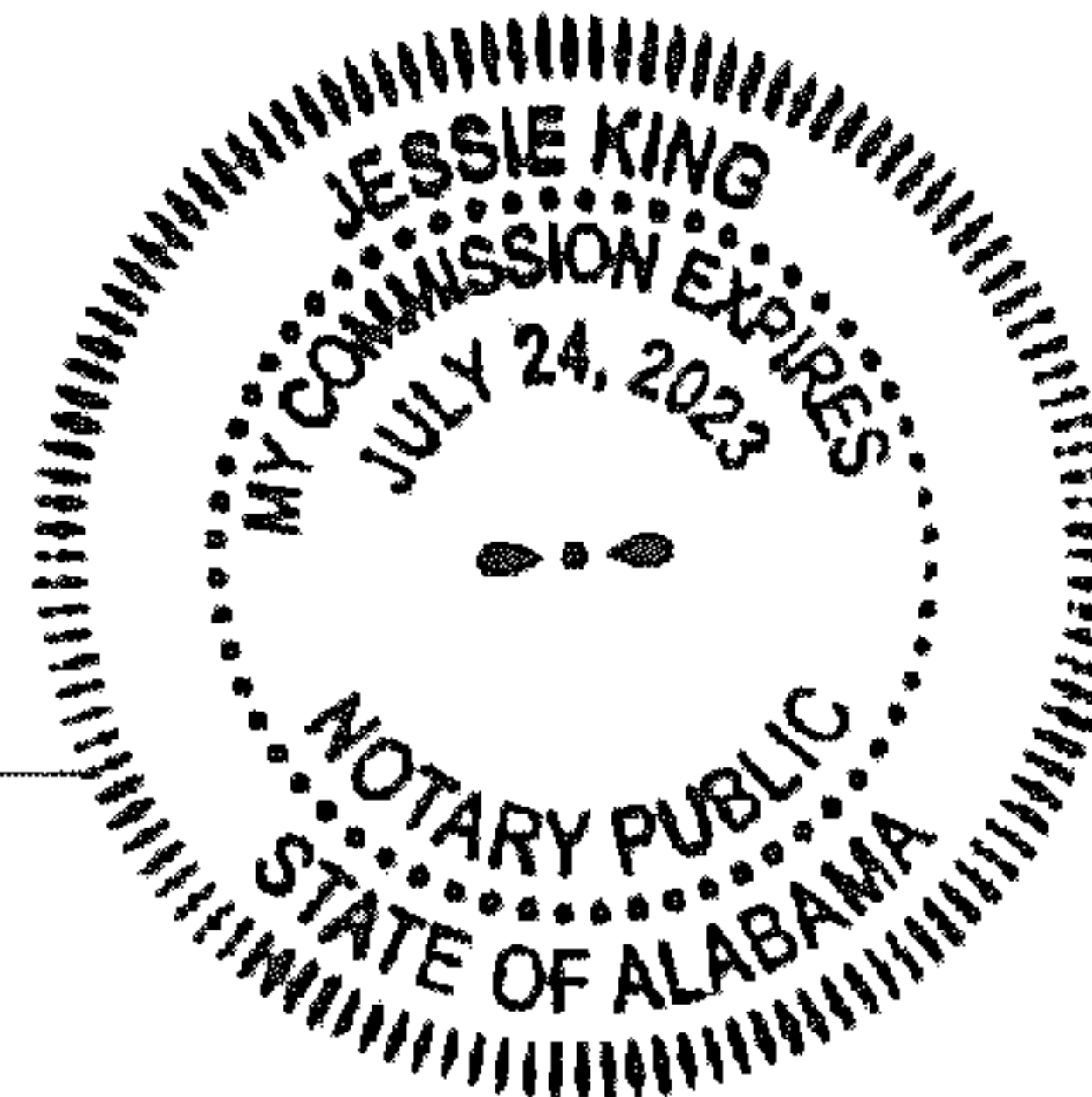
COUNTY OF Jefferson

I Jessie King, a Notary Public in and for said County and State, hereby certify that Spartan Invest on behalf of and with the authority of Spartan Invest, LLC, an Alabama corporation, having signed this Warranty 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 Warranty Deed voluntarily and with lawful authority.

Given under my hand this 16th day of August, 2021.


Notary Public for the State of Alabama

My commission expires: 7/24/23



Real Estate Sales Validation Form

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

Grantor's Name Spartan Invest, LLC
 Mailing Address _____
2015 3rd Ave N
Birmingham, AL 35203

Grantee's Name Spartan Realty
 Mailing Address 2015 3rd Ave N
Birmingham, AL 35203

Property Address 647 Waterford Lane
Calera, AL 35040

Date of Sale 8/16/2021
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/18/2021 10:59:50 AM
 \$231.00 JOANN
 20210818000403040



Allen S. Bayl

or
 Actual Value \$200,000

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 8/16/2021

Print Lindsay David

☒ Unattested _____
 (verified by)

Sign Lindsay Davis
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1