

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.

**TITLE NOT EXAMINED**  
**Send Tax Notice To:**  
**WINNER CIRCLE, LLC**  
**201 20<sup>TH</sup> STREET SOUTH**  
**IRONDALE, AL 35210**

**COUNTY OF SHELBY**

**My Commission Expires**  
**July 1, 2025**

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Denise Sims  
 Mailing Address P.O. Box 102092  
Irondale, AL 35210

Grantee's Name Winner Circle, LLC  
 Mailing Address 201 20th Street South  
Irondale, AL 35210

Property Address 35-1-11-0-004-048.000  
Vacant land  
Calera, AL

Date of Sale 7-26-21  
 Total Purchase Price \$ 250.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 7-26-21

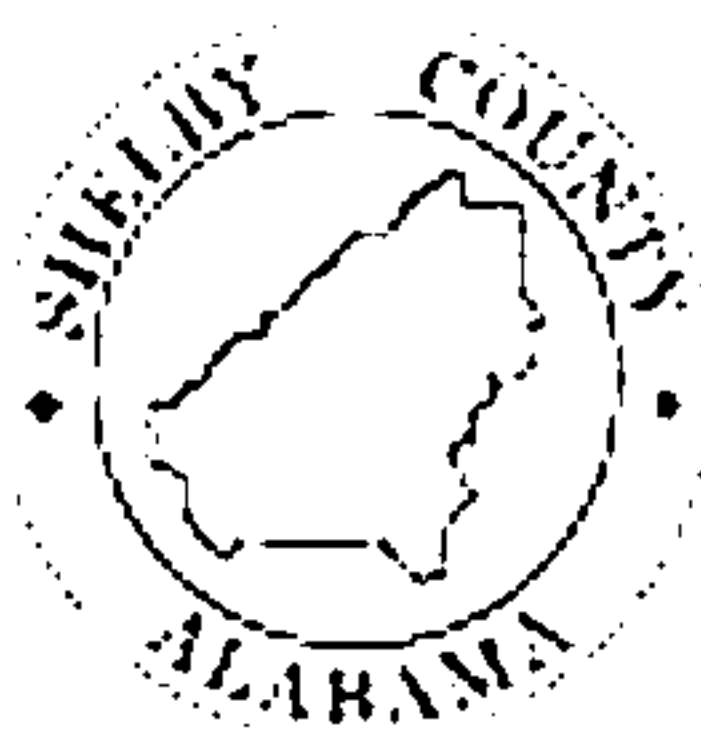
Print Savanna Marion

☐ Unattested

(verified by)

Sign Savanna Marion  
 (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  
 08/27/2021 02:15:09 PM  
 \$25.50 BRITTANI  
 20210827000419370

*Alli S. Boyd*