



20210929000474790 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/29/2021 10:28:22 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Robert L. Black, III, an unmarried man (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to DSB, LLC (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 701, 702, 703, 704, 708, 709, 710, 724, and 727 according to the Map and Survey of Windstone Subdivision, as recorded in Map Book 35, page 116, in the Probate Office of Shelby County, Alabama. LESS & EXCEPT those portions of Lots 701, 702, and 703 conveyed by deed recorded as Instrument # 20150424000133260 in the Probate Office of Shelby County, Alabama.

This deed is executed for a nominal consideration in order to clear title.

TO HAVE AND TO HOLD to said GRANTEE forever.

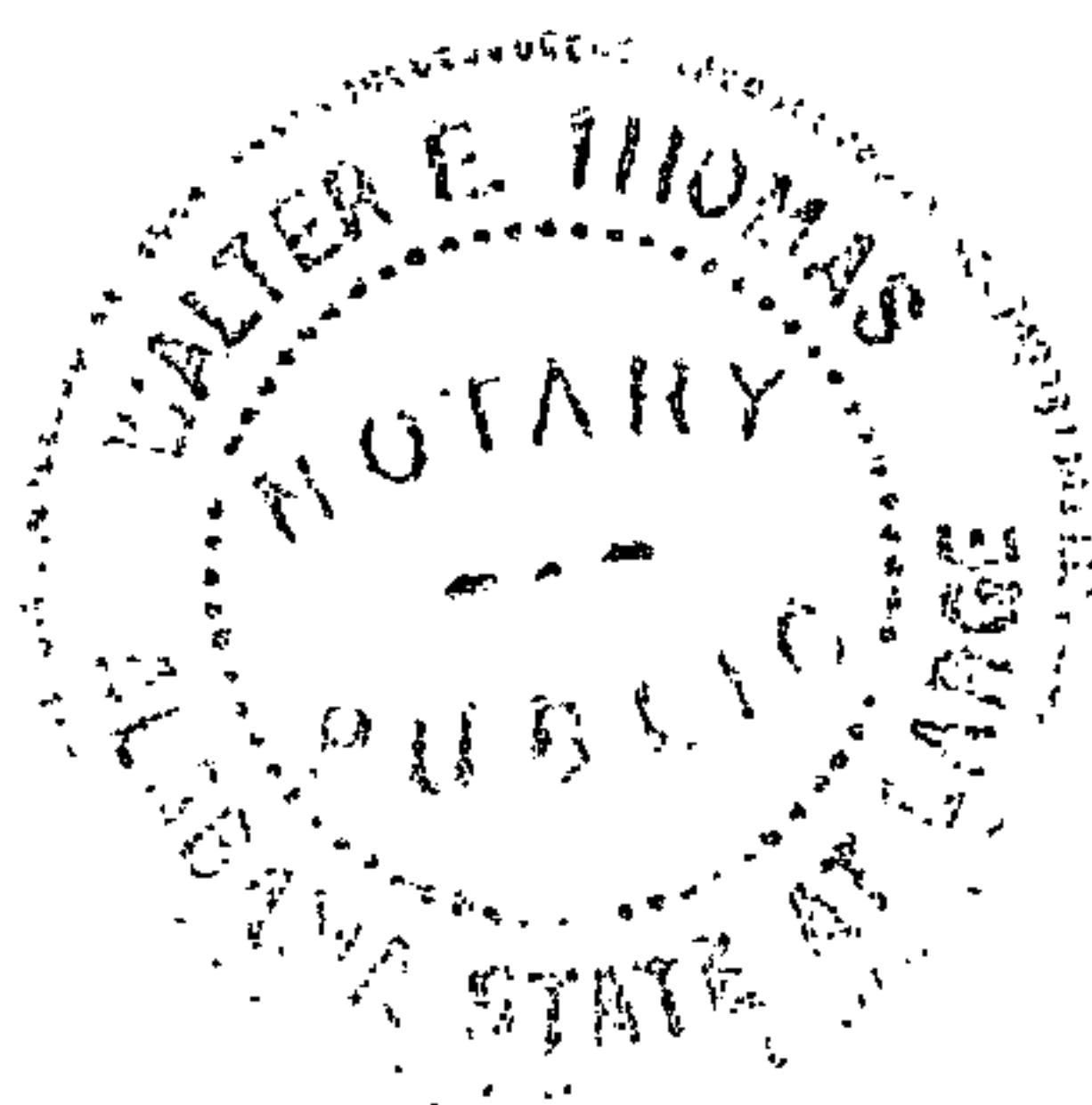
Given under the hand and seal of GRANTOR, this 24 day of Sept, 2021.

Robert L. Black, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Black, III, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2021.



Notary Public

My commission expires:

My Commission Expires 5/28/24



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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 Rodney Davis
Mailing Address ~~100 Windstone Pkwy~~
~~Chesapeake PO Box 471~~
Chelsea AL 35043

Grantee's Name Robert Black
Mailing Address 736 Hwy 36
Chelsea AL 35043

Property Address 100 Windstone Pkwy
Chelsea AL 35043

Date of Sale 9-25-21
Total Purchase Price \$ 950,000

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 _____

Print Rodney Davis

Unattested

Sign Rodney Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

950,000

Form RT-1