

File Number: ORG-87720

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093050001049003

QUITCLAIM DEED

Jason M. Iwanski and Carrie A. Iwanski, hereinafter grantors, whose tax-mailing address is **387 Greystone Glen Cir., BIRMINGHAM, AL 35242**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jason M. Iwanski**, an unmarried man, hereinafter grantee, whose tax mailing address is **387 Greystone Glen Cir., BIRMINGHAM, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate situated in Shelby County, Alabama, to-wit: Lot 21A, according to a Resurvey of Lots 18 Thru 21 and 33 Thru 35 of the Glen Estates, as Recorded in Map Book 19, Page 57, in the Probate Office of Shelby County, Alabama. APN: 093050001049003

Property Address is: 387 Greystone Glen Cir., BIRMINGHAM, AL 35242

Prior instrument reference: **20120504000158070**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

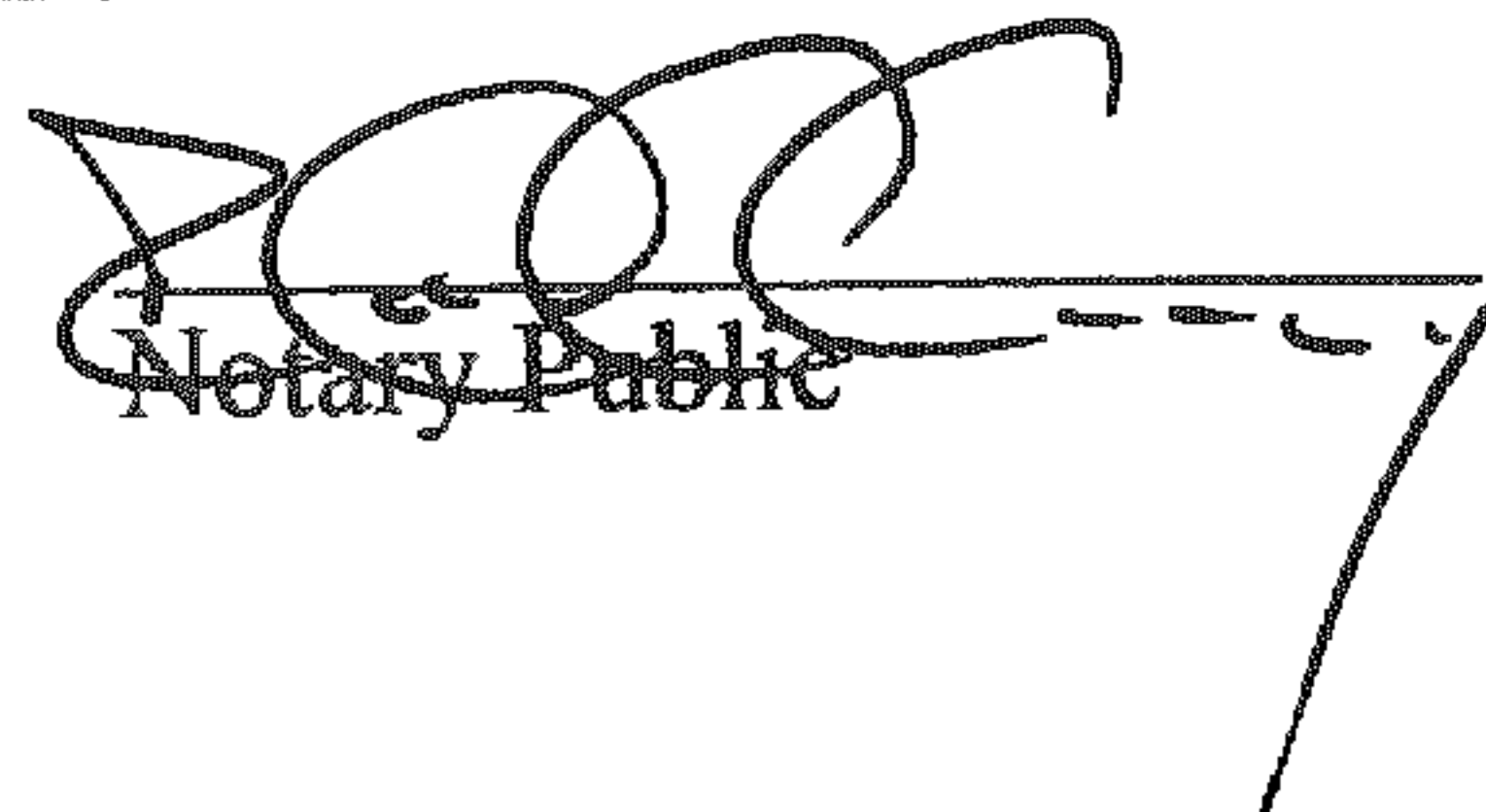
Executed by the undersigned on March 23, 2021:

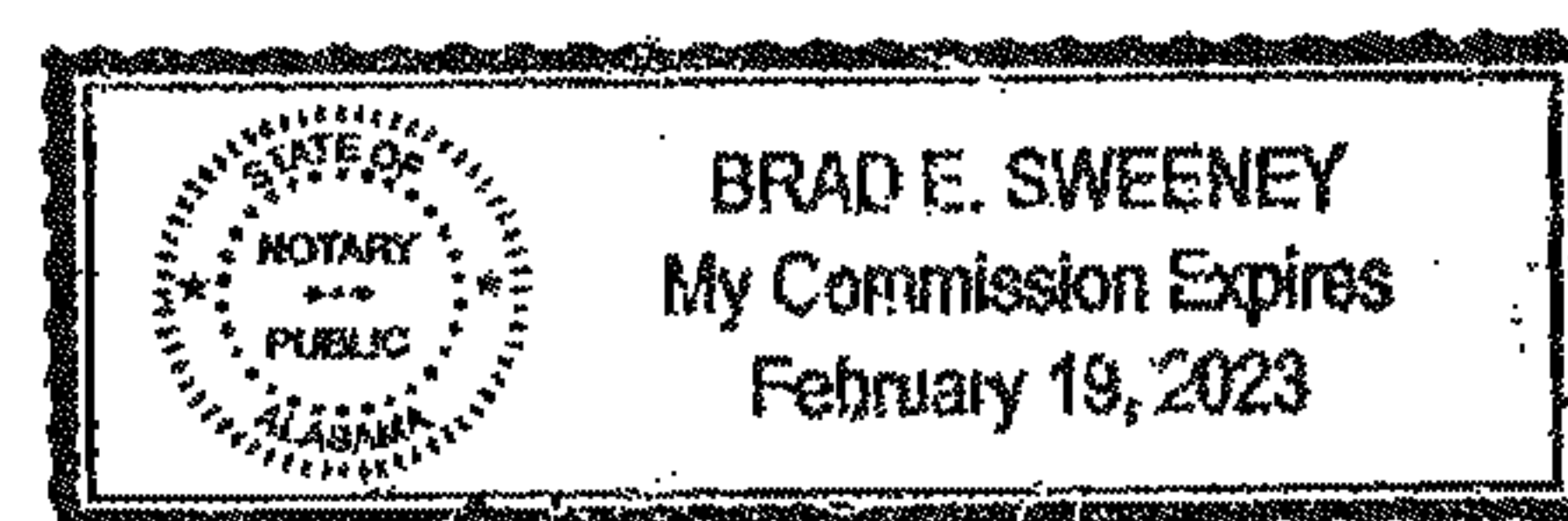

Jason M. Iwanski

STATE OF ALASKA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jason M. Iwanski** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 23rd day of MARCH, 2021


Notary Public



Executed by the undersigned on March 23, 2021:

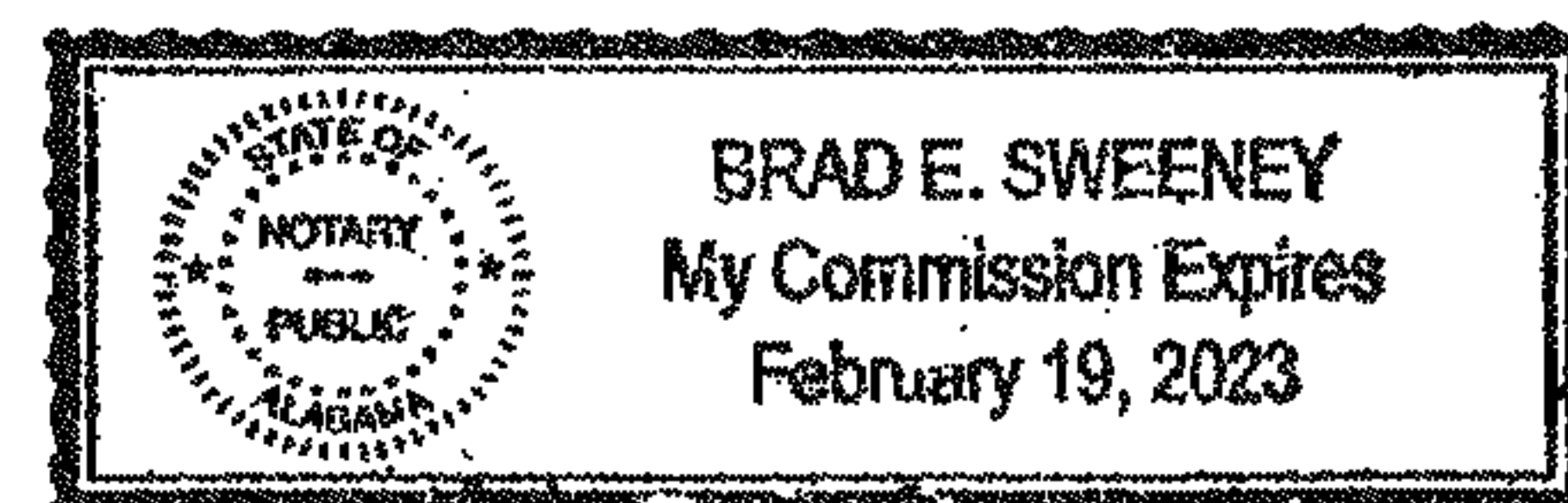
Carrie A. Iwanski
Carrie A. Iwanski

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Carrie A. Iwanski** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2021

[Signature]
Notary Public



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

Grantor's Name Jason M. Iwanski & Carrie A. Iwanski
 Mailing Address _____
387 Greystone Glen Cir.,
Birmingham, AL 35242

Grantee's Name Jason M. Iwanski
 Mailing Address _____
387 Greystone Glen Cir.,
Birmingham, AL 35242

Property Address 387 Greystone Glen Cir.,
Birmingham, AL 35242

Date of Sale 03/23/2021
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$32,240.00

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 Tax Certificate
☐ 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 10/01/2021

Print Jessica Garvin

☒ Unattested Jessica Garvin
 (verified by)

Sign Jessica Garvin
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21A, according to a Resurvey of Lots 18 Thru 21 and 33 Thru 35 of the Glen Estates, as Recorded in Map Book 19, Page 57, in the Probate Office of Shelby County, Alabama.

Being that parcel of land conveyed to Jason M. Iwanski and Carrie A. Iwanski, as joint tenants with right of survivorship from Billy M. Lott, an unmarried man and Kimberly A. Atherton (formerly known as Kimberly A. Lott), a married woman not joined by spouse by that deed dated 04/26/2012 and recorded 05/04/2012 in Instrument 20120504000158070, of the Shelby County, AL public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

Parcel ID(s): 093050001049003



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 11:49:30 AM
\$69.50 BRITTANI
20211004000482200

Allen S. Bayl