


20220615000239260  
06/15/2022 08:00:47 AM  
QCDEED 1/4

  
201007270000000000 1/2  
Bk: LR201006 Pg:10750  
Jefferson County, Alabama  
I certify this instrument filed on:  
07/27/2010 12:24:42 PM D  
Judge of Probate- Alan L. King

Send tax notice to:  
MALOOSE PROPERTIES, LLC  
1318 ALFORD AVE, STE 202  
BIRMINGHAM, AL 35226

This instrument prepared by:  
Steven M. Brom  
The Brom Law Firm, LLC  
4908 Cahaba River Road, Suite 204  
Birmingham, AL 35243

STATE OF ALABAMA  
SHELBY COUNTY

TITLE NOT EXAMINED

*1/2 value = \$239,450*

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned MICHAEL M. SHABANI AND WIFE, SARA F. SHABANI (hereinafter referred to as the "Grantors") by MALOOSE PROPERTIES, LLC (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, release, remise, quitclaim, and convey unto the Grantee, all rights, title and interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 67, ACCORDING TO THE SURVEY OF GREYSTONE, 1<sup>ST</sup> SECTOR, PHASE II, AS RECORDED IN MAP BOOK 15, PAGES 58, 59, 60 AND 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 11/6/90, RECORDED IN REAL 317, PAGE 260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALL AMENDMENTS THERETO.

TO HAVE AND TO HOLD unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 19<sup>th</sup> day of JULY, 2010.

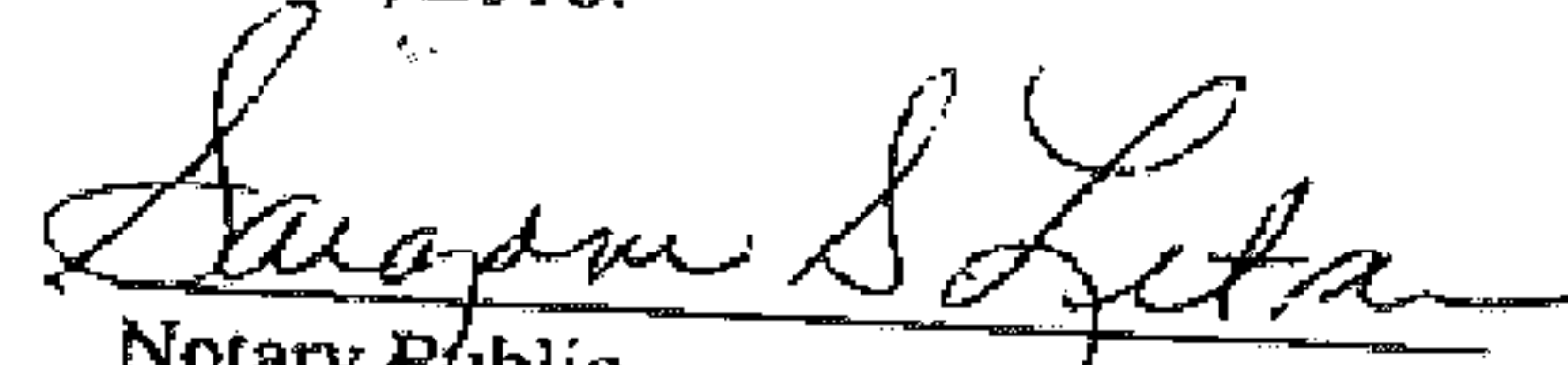
  
MICHAEL M. SHABANI

  
SARA F. SHABANI

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MICHAEL M. SHABANI AND SARA F. SHABANI, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of JULY, 2010.

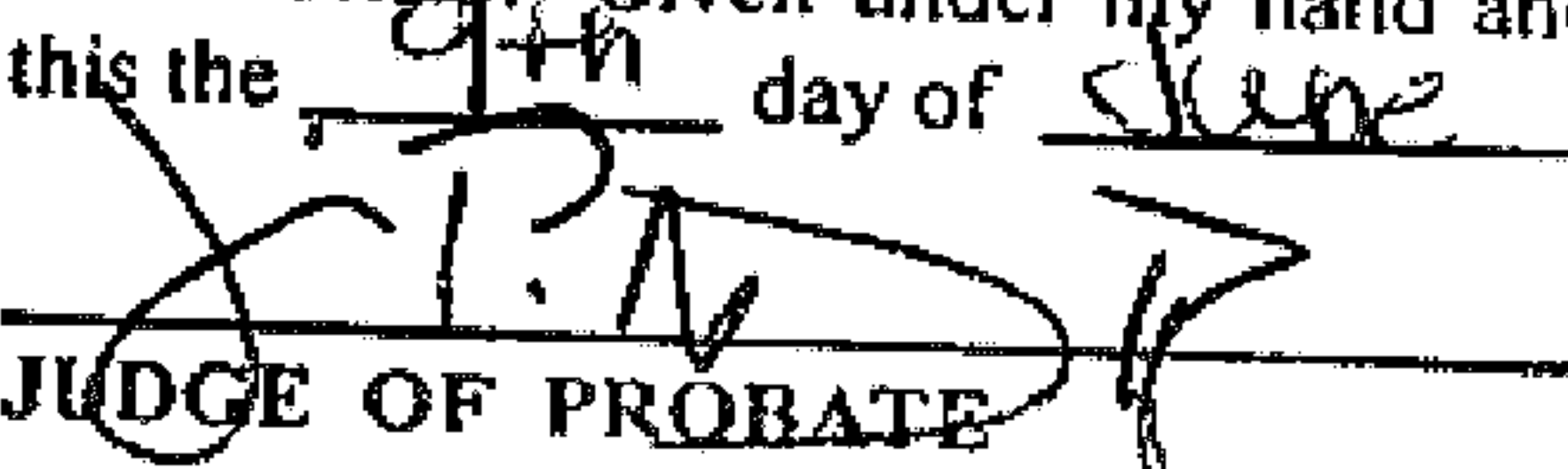
  
Notary Public

Commission Expires: ~~My Commission Expires~~  
**August 31, 2011**

20100727000809900 2/2  
Bk: LR201006 Pg: 10750  
Jefferson County, Alabama  
07/27/2010 12:24:42 PM 0  
Fee - \$0.00  
Deed Tax - \$ 50  
Total of Fees and Taxes-\$0 50  
HATCHERK





**State of Alabama**  
**Jefferson County**  
I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office. Given under my hand and official seal, this the 9<sup>th</sup> day of June, 2022  
  
JUDGE OF PROBATE

**Real Estate Sales Validation Form**

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

Grantor's Name Michael M Shabani and Sara F. Shabani  
Mailing Address 4024 Greystone Drive  
Birmingham AL 35242

Grantee's Name Maloose Properties, LLC  
Mailing Address 4024 Greystone Drive  
Birmingham AL 35242

Property Address 3665 Shandwick Place  
Birmingham AL35242

Date of Sale July 19th 2010  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 239,450 = 1/2 value of 478,900

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 1/2 Tax assessors value

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 6-14-22

Print Skyler Murphy

Unattested

Sign \_\_\_\_\_

(verified by)

(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**  
**06/15/2022 08:00:47 AM**  
**\$270.50 JOANN**  
**20220615000239260**

*Allie S. Bayl*