

20220922000366410  
09/22/2022 03:22:37 PM  
QCDEED 1/3

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.

This instrument prepared by:  
Jimmy Ray Earley, Jr.  
STANLEY & ASSOCIATES, LLC  
201 20<sup>th</sup> Street South  
Irondale, AL 35210

**TITLE NOT EXAMINED**  
**Send Tax Notice To:**  
WINNER CIRCLE, LLC  
201 20<sup>th</sup> Street South  
Irondale, AL 35210

### QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ONE THOUSAND EIGHT HUNDRED NINETY-SIX DOLLARS AND 66/100 (\$1,896.66), cash in hand paid, the receipt of all of which is hereby acknowledged, **MONARCH REALTY, LLC, an Alabama Limited Liability Company**, ("GRANTOR"), does hereby sell, remise, release, and QUITCLAIM unto **WINNER CIRCLE, LLC, an Alabama Limited Liability Company**, ("GRANTEE"), all of his right, title and interest, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL #1: **583501110004003000**

LEGAL DESCRIPTION: SUB SARATOGA TOWNHOMES COTTAGES OF  
SARATOGA SEC 2 PH 2 L102 B MB37 MP004 DIM  
24.00X132.34 S11 T24N R13E

(the "Property").

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

This deed conveys any and all interests of Grantor in such Property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.

Given under my hand and seal, this 22 day of September, 2022.

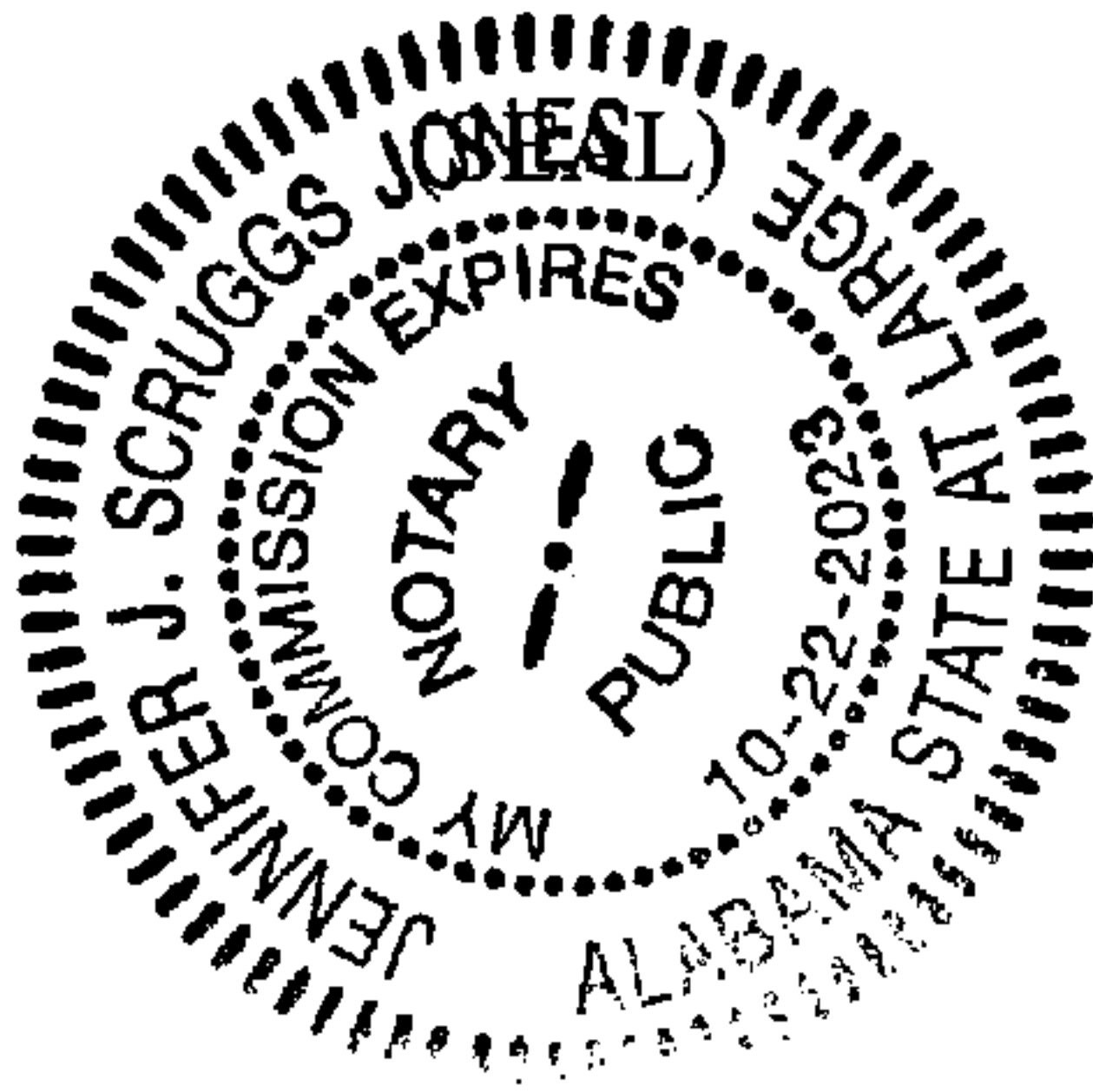
  
\_\_\_\_\_  
KRIS MAPES  
Agent for MONARCH REALTY, LLC, *Grantor*

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, Jennifer J Scruggs Jones, a Notary Public in and for said County, in said State, hereby certify that Kris Mapes, Agent for Monarch Realty, LLC, 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 this conveyance, he executed the same voluntarily and with full authority on this day.

Given under my hand and seal this 22 day of September 2022.



[Signature]  
Notary Public

My commission expires:

10/22/23

Identification verified by:

AZ DL 7743727

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

Grantor's Name Monarch Realty Group, LLC  
 Mailing Address 797 West Valley  
Avenue Suite #4  
Homewood, AL 35209

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

Property Address 583501110004003000  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 9/22/2022  
 Total Purchase Price \$ 1,996.66

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 9/22/2022

Print Grayson Nabors

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/22/2022 03:22:37 PM  
 \$30.00 BRITTANI  
 20220922000366410

*Alvin S. Byrd*

**Form RT-1**