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10/24/2022 12:37:32 PM
QCDEED 1/4

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors below:

Grantors' Name: Gregory Dobbins
Carolyn Harvill
Durall Dobbins

Mailing Address
36 Norman Drive
Birmingham, AL 35213

Property Address: 848 Simsville Road
Alabaster, AL 35007

Grantee's Name Issa R. Tashman

Mailing Address: 637 Kliens Drive
Birmingham, AL 35226

Date of Sale: October 12, 2022

Tax Assessor's TMV: \$196,870.00

Purchase Price: \$10.00/To Perfect Title

THIS INSTRUMENT PREPARED BY:

Jack Russell
Hand Arendall Harrison Sale LLC
1801 Fifth Avenue North, Suite 400
Birmingham, AL 35203
205-502-0122

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **GREGORY DOBBINS**, a married man, **CAROLYN HARVILL**, a single woman, and **DURALL DOBBINS**, a single man, in their individual capacities (collectively, "Grantors"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantors by **ISSA R. TASHMAN** ("Grantee"), do, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **RELEASE, REMISE** and **QUITCLAIM** unto Grantee that certain property located in Shelby County, Alabama described as follows, together with all and singular the improvements thereon, fixtures, rights, easements, restrictions, privileges, leases, tenements and appurtenances thereunto belonging or in anywise appertaining (the "Property"):

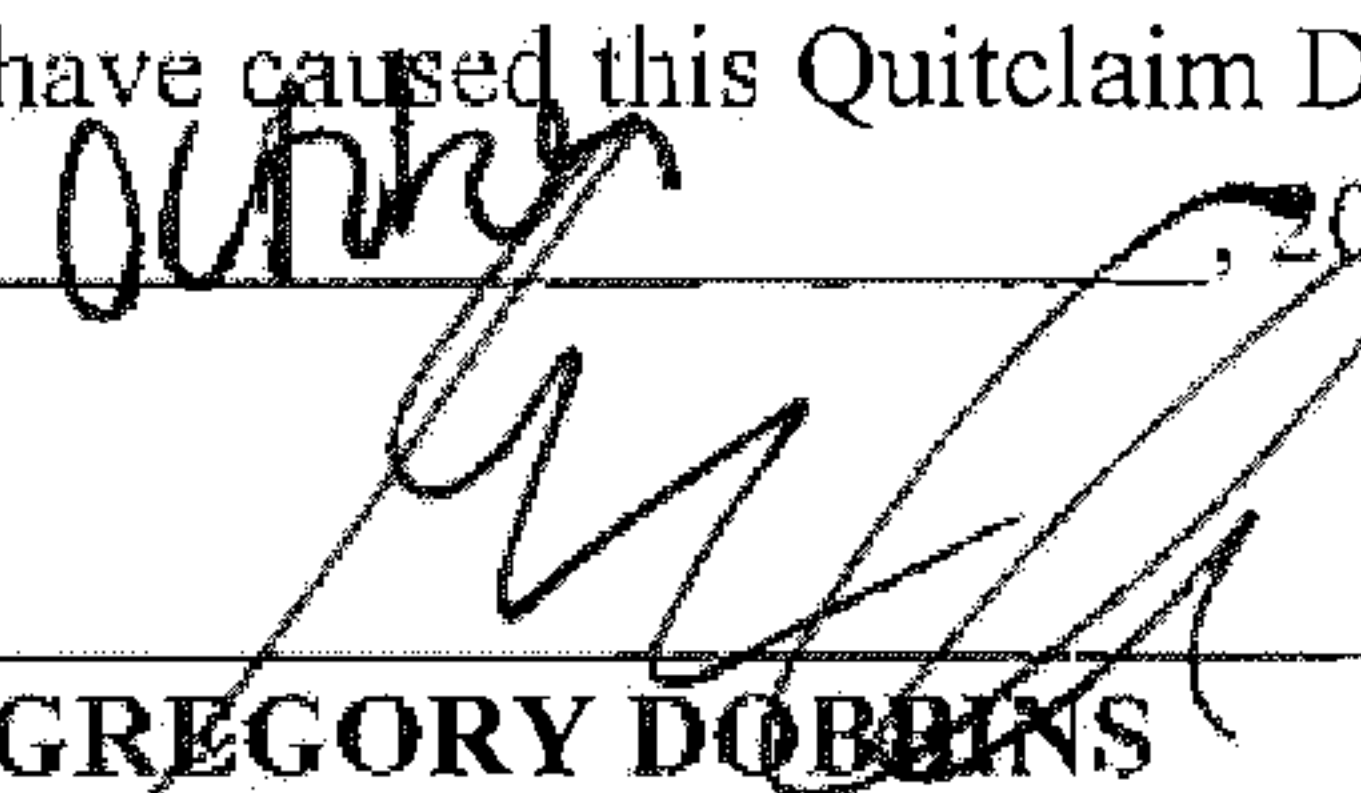
See **Exhibit "A"** attached hereto and incorporated herein by this reference.

The Property is conveyed subject to the lien for current ad valorem taxes, which taxes Grantee assumes and agrees to pay when due, to any matters that would be shown by a current and accurate survey of the Property, to all matters of public record and to any zoning or subdivision laws, regulations, requirements or ordinances affecting the Property.

TO HAVE AND TO HOLD unto Grantee and to the successors and assigns of Grantee forever.

The Property does not constitute the homestead of any of the Grantors or their respective spouses.

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed and delivered effective as of the 12th day of October, 2022.



GREGORY DOBBINS

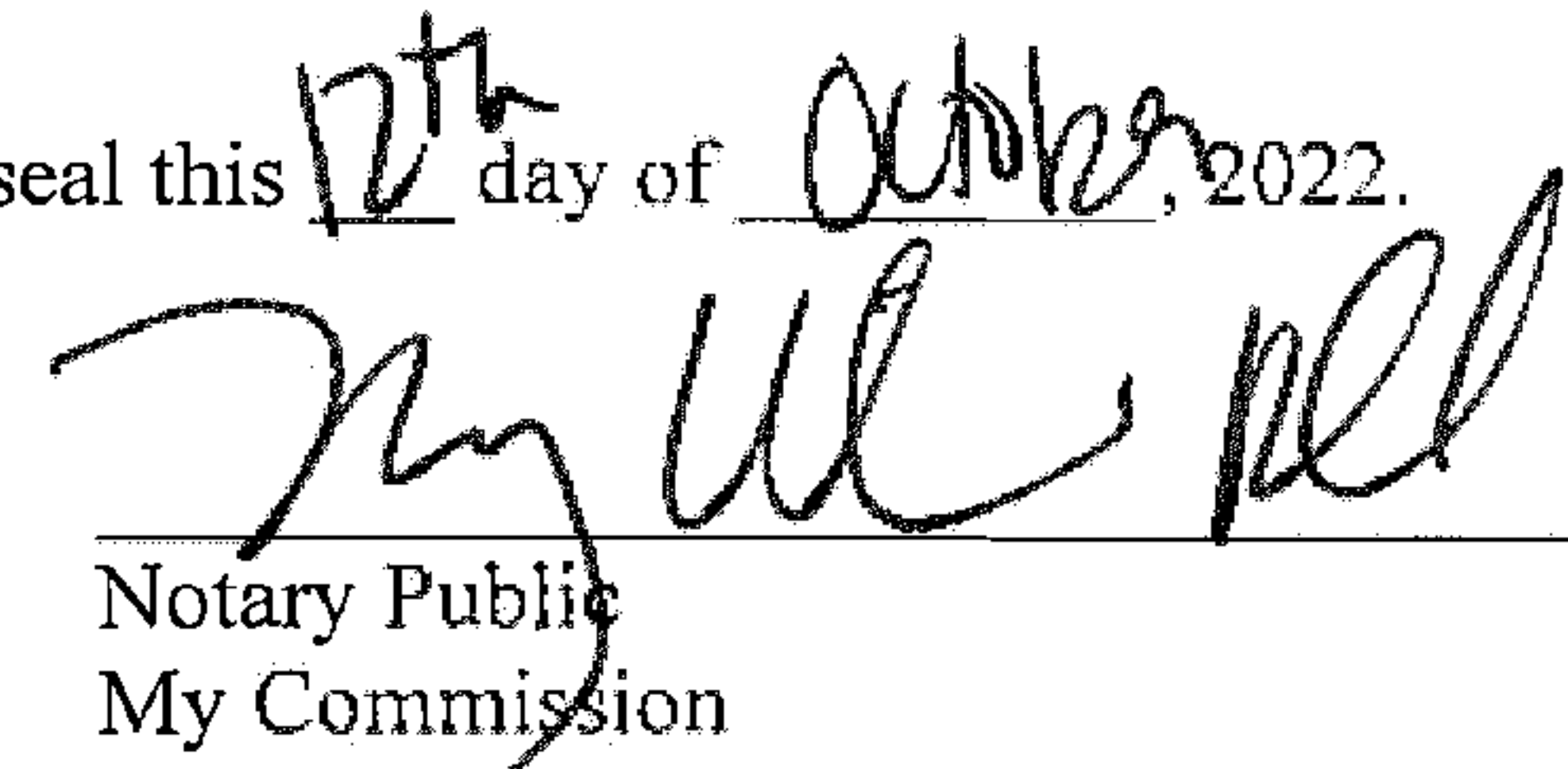
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **GREGORY DOBBINS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily.

Given under my hand and official seal this 12th day of October, 2022.

[NOTARIAL SEAL]

Expires: August 31, 2023



Notary Public
My Commission



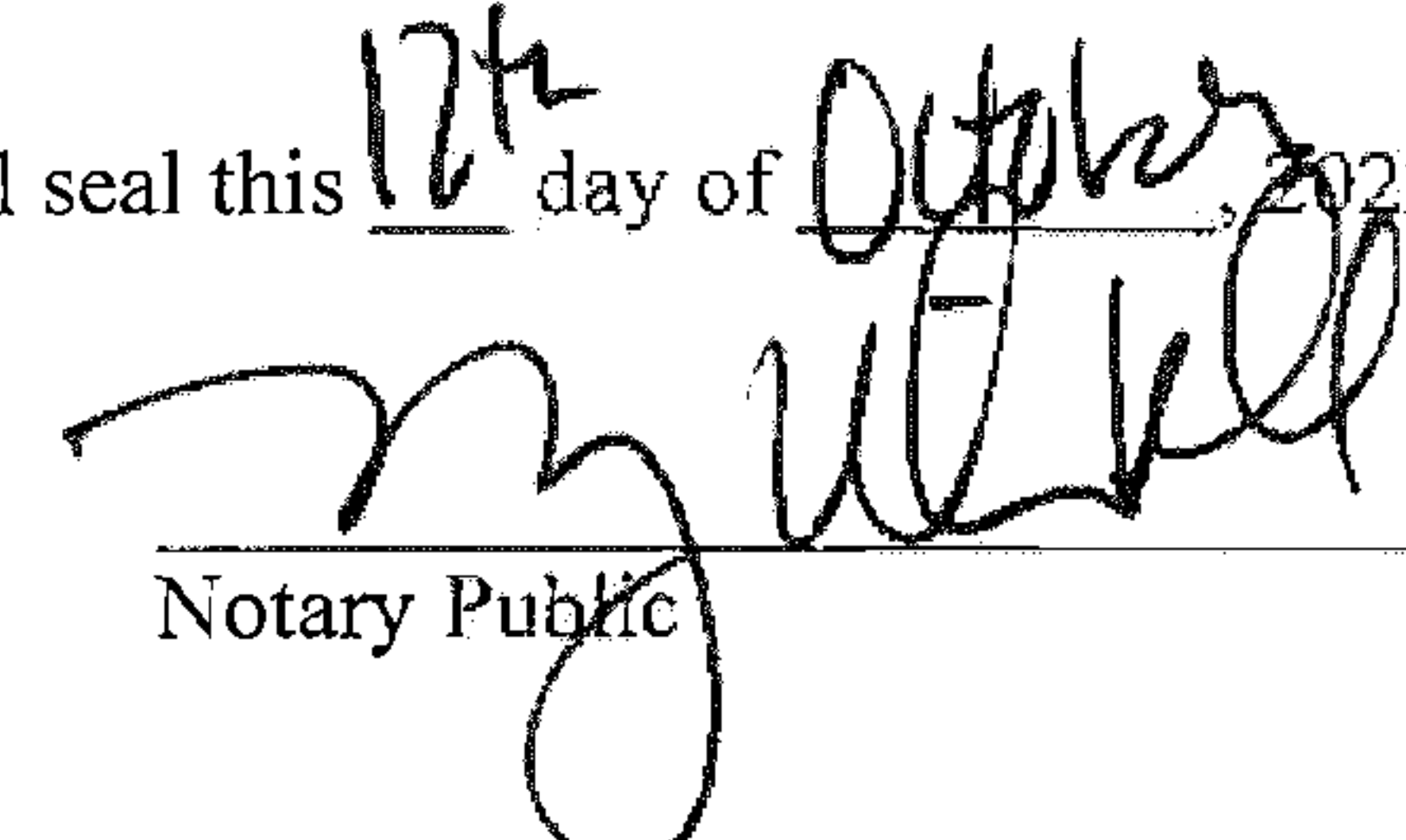
CAROLYN HARVILL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **CAROLYN HARVILL**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily.

Given under my hand and official seal this 12th day of October, 2022.

[NOTARIAL SEAL]



Notary Public

Expires: August 31, 2023

My Commission


DURALL DOBBINS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **DURALL DOBBINS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily.

Given under my hand and official seal this 12th day of October, 2022.

[NOTARIAL SEAL]

Expires: August 31, 2023

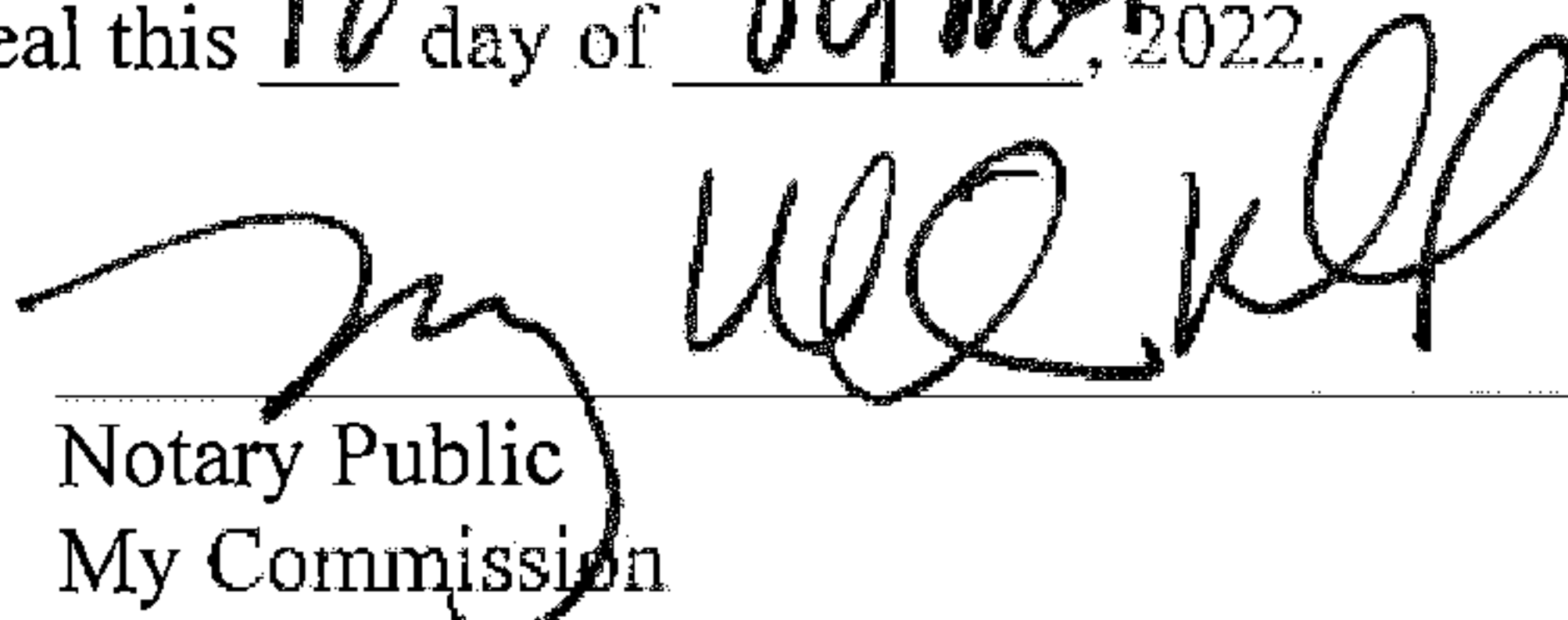
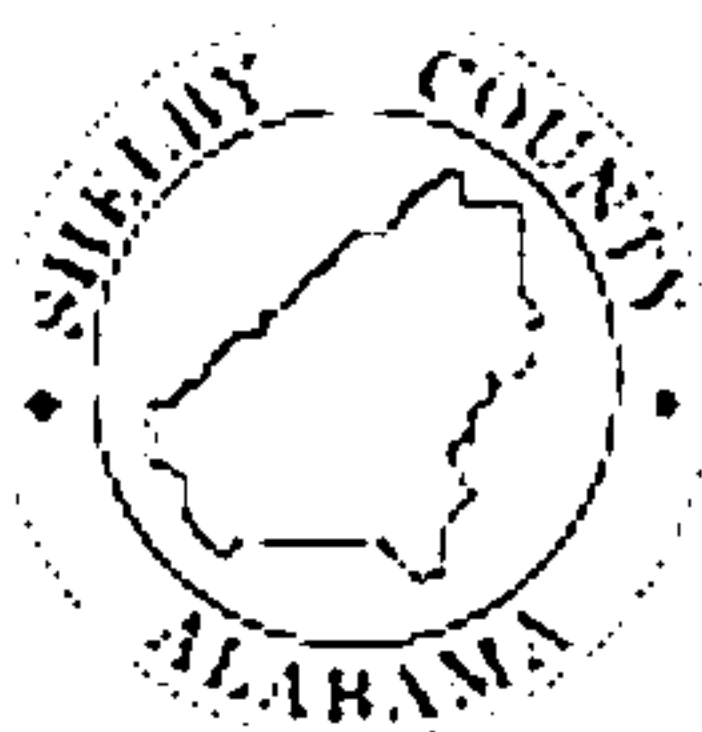

Notary Public
My Commission

Exhibit "A"

Commence at the Southwest corner of the NE1/4 of Section 31, Township 20 South, Range 2 West and run in a Northerly direction along the west line of said ¼ section 480 feet to a point; thence in an easterly direction and parallel to the south line of said ¼ section 100 feet to the point of beginning; thence continue along the last stated course 400 feet to a point; thence in a northerly direction and parallel to the west line of said ¼ section to a point on the edge of a lake; thence in a westerly direction along the edge of said lake to a point which is 100 feet east of the west line of said ¼ section; thence in a southerly direction and parallel to the west line of said ¼ section to the point of beginning. Containing 10 acres, more or lease.

Also conveyed herewith is an easement, right of way and means of ingress and egress to the paved public road, which road is now well defined, in existence and use.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2022 12:37:32 PM
\$33.00 BRITTANI
20221024000398740

Allen S. Bayl