



20230317000074280 1/3 \$88.00  
Shelby Cnty Judge of Probate, AL  
03/17/2023 02:03:55 PM FILED/CERT

**This instrument prepared by:**

Jean Marc Prescott  
Post Office Box 1  
Thomasville, Alabama 36784-0001  
(334) 456-9822.

**Send tax notice as follows:**

Nathan D. Martin and Cindy L. Martin  
1180 Valentine Circle  
Wilsonville, Alabama 35186.

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**QUITCLAIM DEED**  
***(Deed of Redemption)***

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of ten dollars and other valuable goods and consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, that **JEAN MARC PRESCOTT**, a married man, does remise, release, and quitclaim, unto **NATHAN D. MARTIN and CINDY L. MARTIN**, all of his right, title, interest, and claim for and into the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the map of K.W. Schafner Properties, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 98.

This property is known by the Shelby County Property Tax Commissioner as Parcel Number 58-19-03-07-1-001-032.004.

This conveyance is hereby made subject to encumbrances, restrictions, set back lines, reservations, covenants, easements, limitations, rights of way, conditions, matters of survey, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Deed Reference: Tax Deed as recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument 20220311000101870.

AND WHEREAS, this deed is being issued to effectuate a redemption of the above-described property from a tax sale conducted by the Property Tax Commissioner of Shelby County, Alabama, for unpaid 2016 *ad valorem* property taxes.

AND WHEREAS, this property is conveyed on an "as-is, where-is" basis.

AND WHEREAS, said property does not constitute the Homestead of the Grantor or Grantor's spouse.

TO HAVE AND TO HOLD unto said Grantees, their respective heirs and assigns forever.

*[Signature and notary acknowledgment follows on page 2; this space is intentionally blank.]*

Shelby County, AL 03/17/2023  
State of Alabama  
Deed Tax: \$60.00

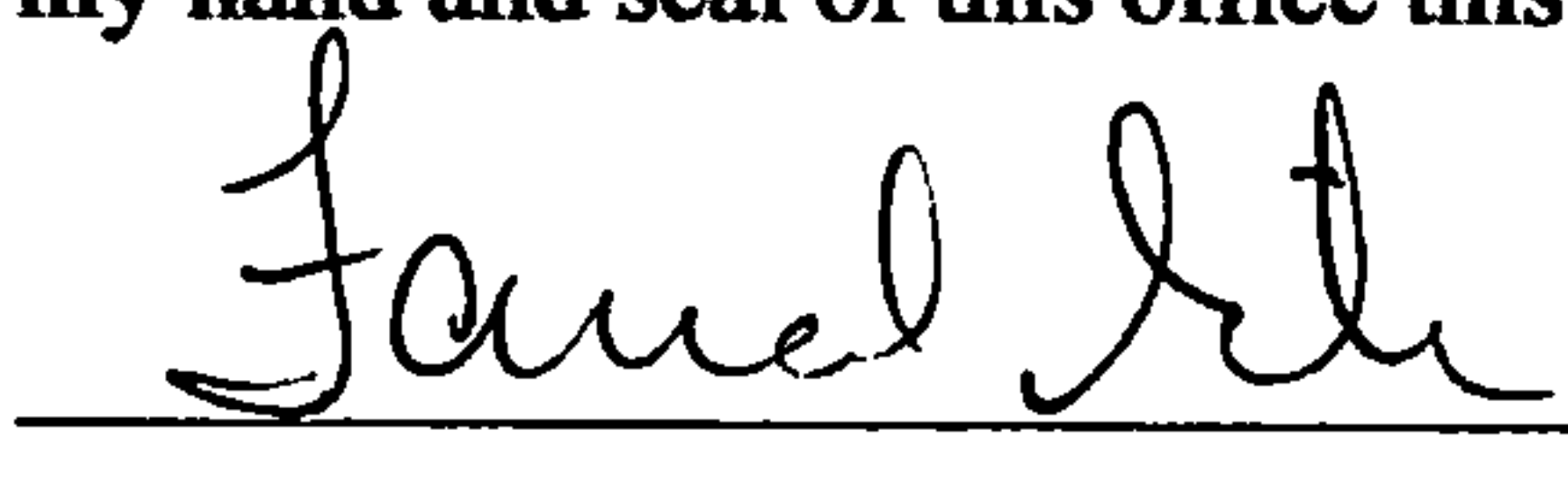
20230317000074280 2/3 \$88.00  
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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26<sup>th</sup> day of February, 2023.

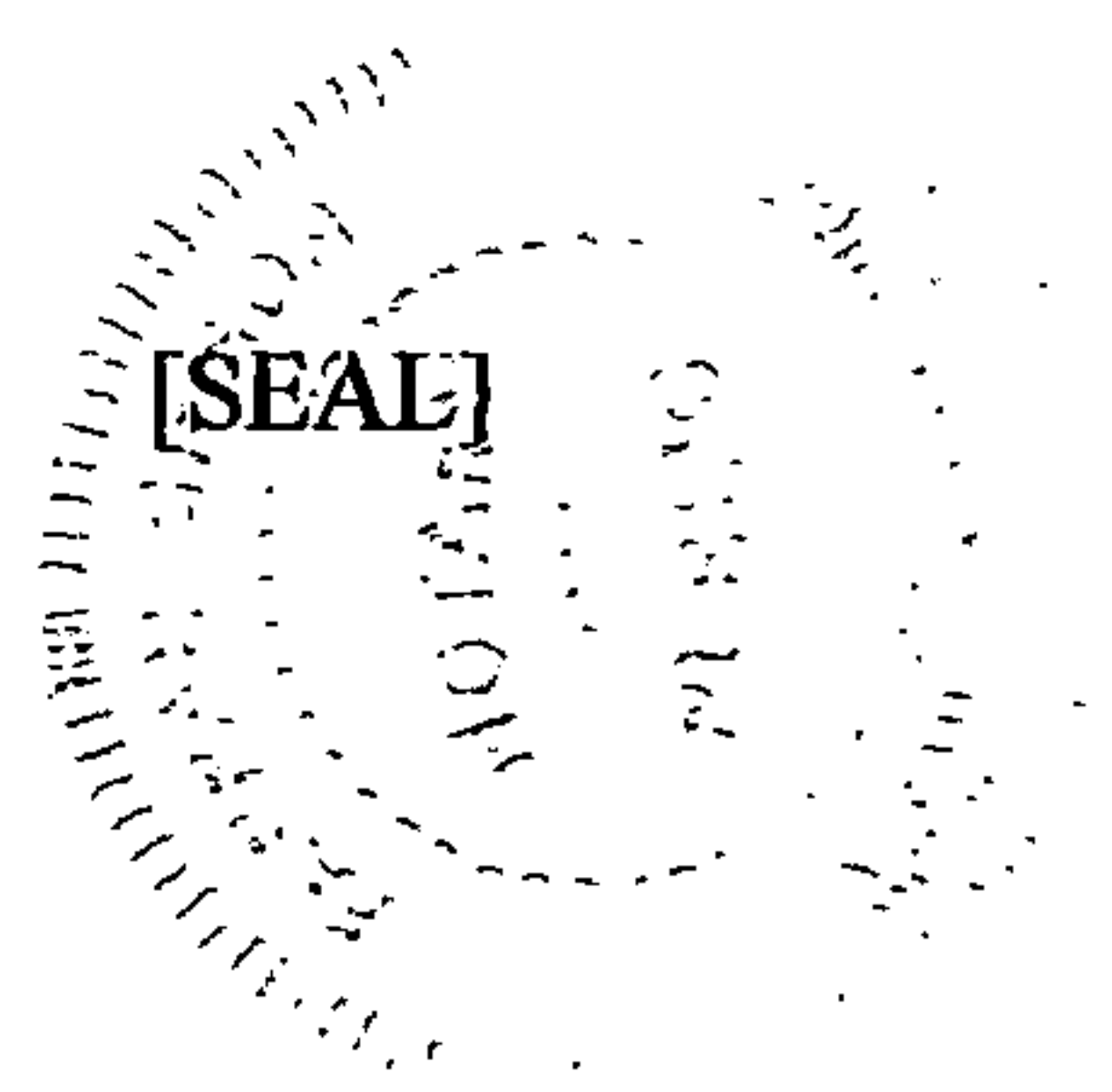
  
JEAN MARC PRESCOTT

STATE OF ALABAMA )  
COUNTY OF CLARKE )

I, the undersigned, hereby certify that JEAN MARC PRESCOTT 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 the instrument, he executed the same voluntarily, on the day the same bears date. Given under my hand and seal of this office this the 26<sup>th</sup> day of February, 2023.

, Notary Public

My commission expires My Commission Expires: June 12, 2026





## Real Estate Sales Validation Form

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

Grantor's Name Jean Marc Prescott  
Mailing Address Post Office Box 1  
Thomasville, Alabama 36784

Grantee's Name Nathan D. Martin  
Mailing Address and Cindy L. Martin  
1180 Valentine Circle  
Wilsonville, Alabama 35186

Property Address 1180 Valentine Circle  
Wilsonville, Alabama 35186

Date of Sale February 26, 2023  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 59,940

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 Property Tax Commissioner's 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 02/26/2023

Print Jean Marc Prescott

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1