

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice To:
JOCO Holdings LLC

Quit Claim Deed

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS and NO/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Shaun Jourdan, a married person** (herein referred to as Grantor), does grant, bargain, sell and convey unto **JOCO Holdings LLC, an Alabama limited liability company** (herein referred to as Grantee) the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 14A, according to the Resurvey of Village Parish, as recorded in Map Book 25, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The property conveyed does not constitute the homestead of the grantor nor that of his spouse.

Property Address: **100 Frances Lane Helena, AL 35080**

All of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

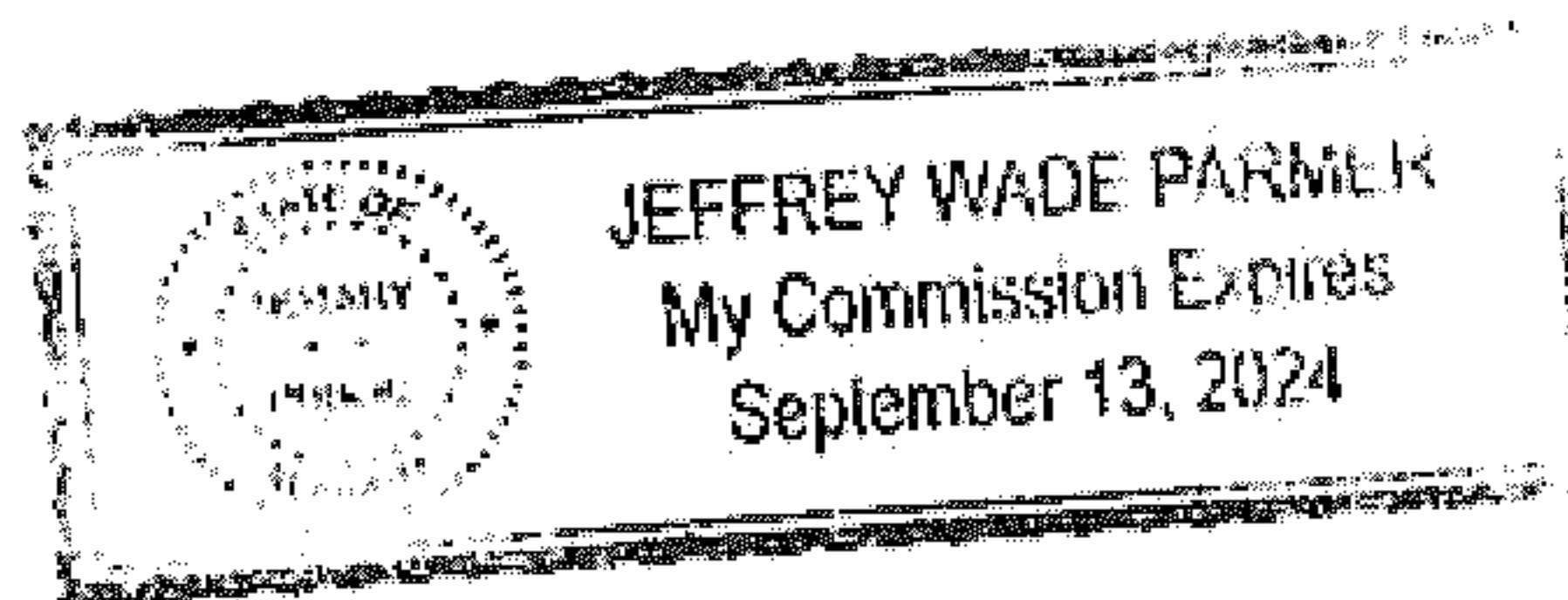
IN WITNESS WHEREOF, the undersigned have hereto set his hand and seal this the 30th day of March, 2023.

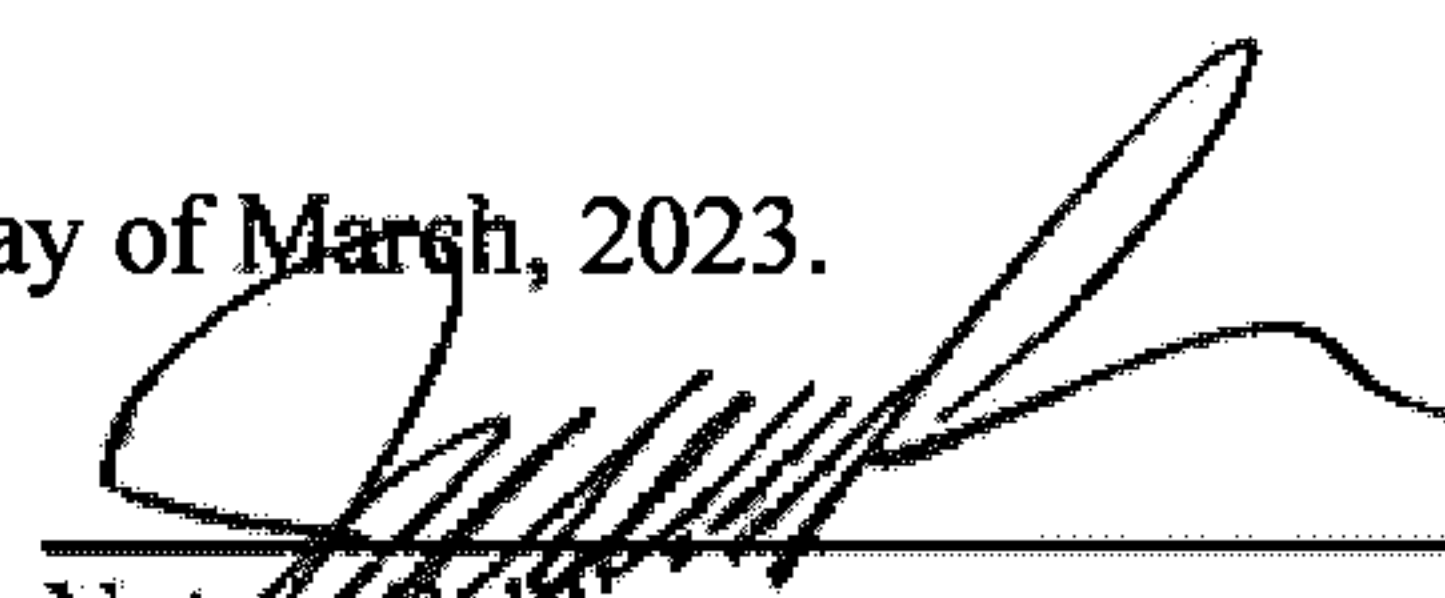
 (L.S.)
Shaun Jourdan

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Shaun Jourdan**, 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 foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2023.




Notary Public
Commission Expiration: 09/13/2024

Real Estate Sales Validation Form

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

Grantor's Name Shaun Jourdan
Mailing Address 4200 Cahaba Lake Drive
Hoover, AL 35216

Grantee's Name JOCO Holdings LLC
Mailing Address 4200 Cahaba Lake Drive
Hoover, AL 35216

Property Address 100 Frances Lane
Helena, AL 35080

Date of Sale March 30, 2023
Total Purchase Price \$ 150,000.00
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
Appraisal
Other:
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 3-30-2023 Print Jeff W. Parmer

Unattested

Signature of Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2023 09:55:48 AM
\$26.00 BRITANI
20230330000088220

Handwritten signature/initials