



20230810000242400 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/10/2023 01:48:40 PM FILED/CERT

Send tax notice to:

SJ and Ann Price
34 Nolen Street
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made and entered into as of the 10th day of August, 2023 by **TOWN BUILDERS, INC.**, an Alabama corporation ("Grantor"), in favor of **S.J. PRICE**, and wife, **ANN PRICE** (collectively, "Grantees").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby REMISE, RELEASE, QUITCLAIM AND TRANSFER to Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, all of Grantor's right, title and interest, if any, in and to the following described real property situated in Shelby County, Alabama:

Lot 18-12A, according to the Resurvey of Lots 18-09, 18-10, 18-11, & 18-12 Mt Laurel Phase III as recorded in Map Book 58 Page 46 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion.

[SIGNATURE ON FOLLOWING PAGE]



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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

GRANTOR:

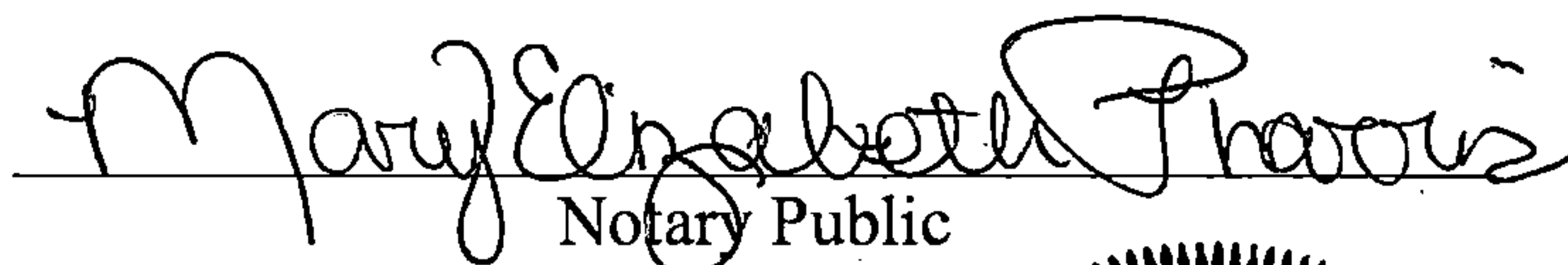
TOWN BUILDERS, INC., an Alabama corporation

By: 
 Printed Name: Nicholas Dawson
 Title: VP

STATE OF ALABAMA)
 :
 COUNTY OF SHELBY)

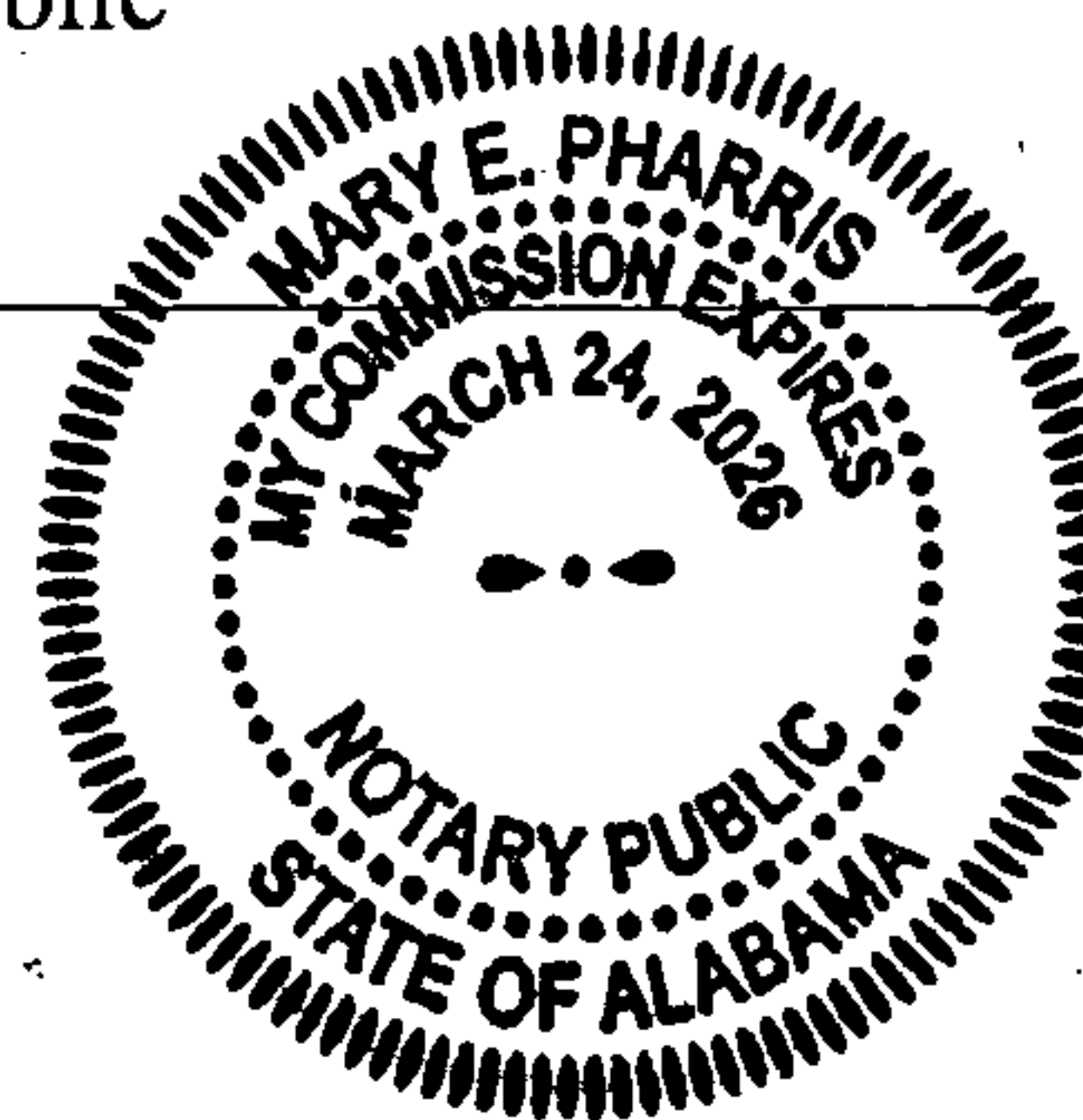
I, the undersigned, a notary public in and for said county in said state, hereby certify that Nicholas Dawson, whose name as Vice President of **TOWN BUILDERS, INC.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on the 10 day of August, 2023.


 Notary Public

[NOTARIAL SEAL]

My commission expires: _____



This instrument prepared by and upon recording should be returned to:
Title Not Examined or Reviewed
 Stephen R. Monk, Esq.
 Bradley Arant Boult Cummings LLP
 One Federal Place
 1819 Fifth Avenue North
 Birmingham, Alabama 35203
 (205) 521-8429



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Legal Description of Property Added to Form Lot 18-12A

A part of lot 18-11 according to the plat of Mt Laurel - Phase III as recorded in Map Book 34, Page 137 in the office of the Judge of Probate of Shelby County, Alabama being situated in the NE $\frac{1}{4}$ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at a cross cut in a driveway at the Southernmost lot corner of Lot 18-12 according to the survey of Mt. Laurel - Phase III as recorded in Map Book 34, Page 137 in the office of the Judge of Probate of Shelby County, said corner also being the Easternmost lot corner of Lot 18-11 according to said survey, and run in a Northwesterly direction along the Lot 18-11 and 18-12 common lot line for a distance of 100.01 feet to a Jackins capped iron; thence, leaving said common lot line, turn a deflection angle to the left of $164^{\circ}52'30''$ and run in a Southeasterly direction for a distance of 7.64 feet to an ALA ENG capped iron; thence turn a deflection angle to the left of $15^{\circ}07'30''$ and run in a Southeasterly direction for a distance of 92.65 feet to an ALA ENG capped iron on the Northwest boundary of a 24' Private Access Easement according to said survey of Mt. Laurel - Phase III; thence turn a deflection angle to the left of $90^{\circ}36'22''$ and run in a Northeasterly direction, along said Northwest boundary, for a distance of 2.00 feet to the POINT OF BEGINNING.

Said parcel contains 193 square feet, more or less.

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

Grantor's Name:
TOWN BUILDERS, INC.

Grantee's Name:
SJ Price and wife, Ann Price

Mailing Address:
1 Mt Laurel Avenue, Suite 205
Birmingham, Alabama 35242

Mailing Address:
34 Nolen Street
Birmingham, Alabama 35242

Property Address:
Lot 18-12A, according to the Resurvey of
Lots 18-09, 18-10, 18-11 & 18-12 Mt Laurel
- Phase III, as recorded in Map Book 58,
Page 46 in the Office of the Judge of
Probate of Shelby County, Alabama

Date of Sale: August 10, 2023

Total Purchase Price	\$0.00
or	
Actual Value	\$
or	
Assessor's Market Value	\$632,400.00

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

No Consideration - to clear title

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: August 10, 2023

Print: TOWN BUILDERS, INC.

____ Unattested

Signed By 

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one