

Prepared by:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

Send Tax Notice to:  
Doug's Doings LLC  
P.O. Box 954  
Waxhaw, NC 28173

## Quit Claim Deed

STATE OF ALABAMA )  
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of <sup>value \$205,400.00</sup> ~~TEN~~ and ~~NO/100 (\$10.00)~~ Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Doug Dorn, a married person (herein referred to as Grantor), does grant, bargain, sell and convey unto Nest Egg Properties, LLC, a North Carolina limited liability company doing business in the State of Alabama as Doug's Doings LLC (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 6 according to the survey of Keystone Commercial Complex, as recorded in Map Book 21, Page 62, in the Probate Office of Shelby County, Alabama.**

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


The property described herein does not constitute the homestead of the Grantor nor that of his spouse.

Property Address: **800 Keystone Court, Pelham, AL.**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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

**IN WITNESS WHEREOF**, the undersigned have hereto set his/her hand and seal this the 22 day of February, 2024.

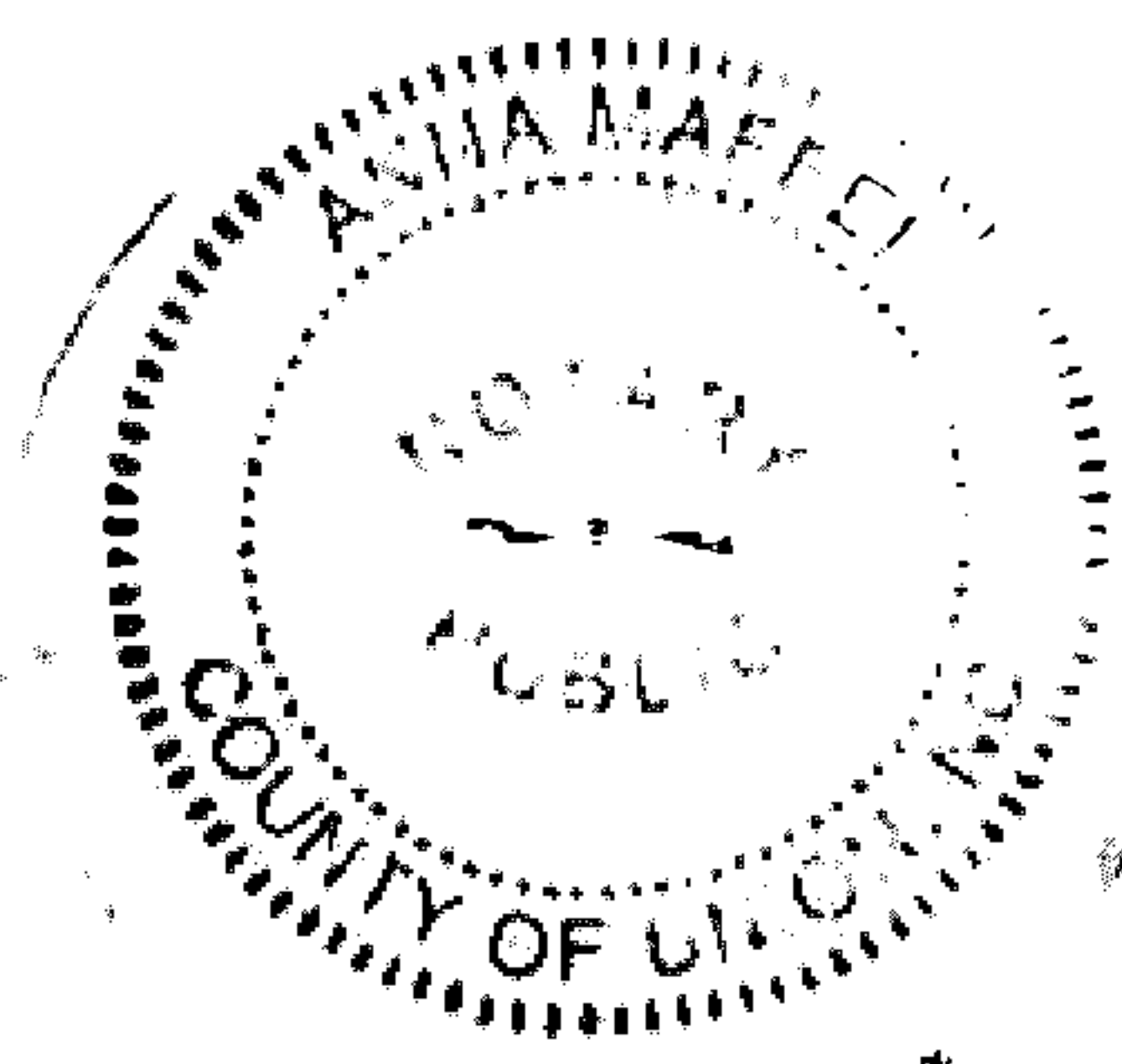
 (L.S.)  
Doug Dorn

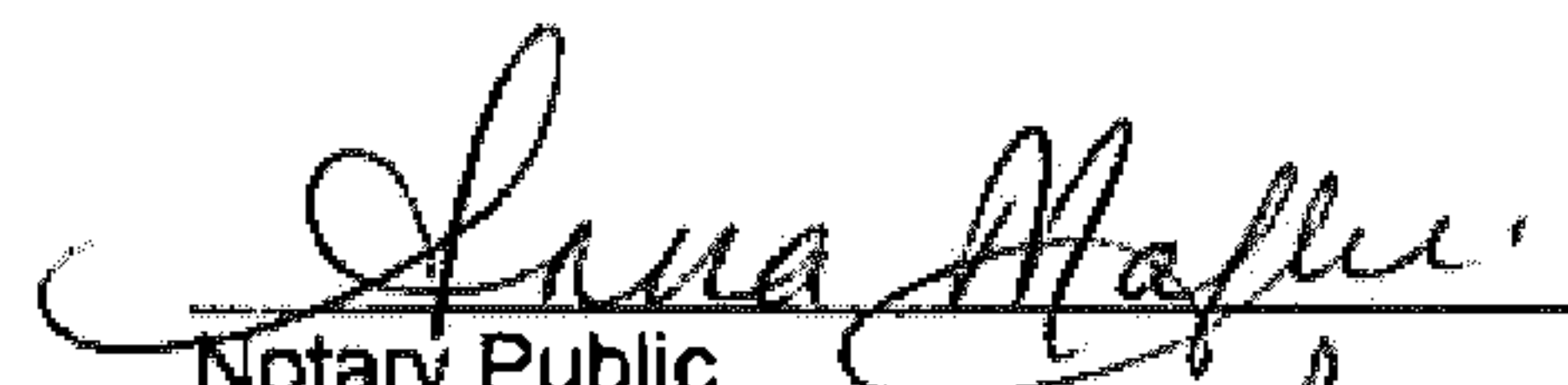
STATE OF North Carolina )  
COUNTY OF Union )

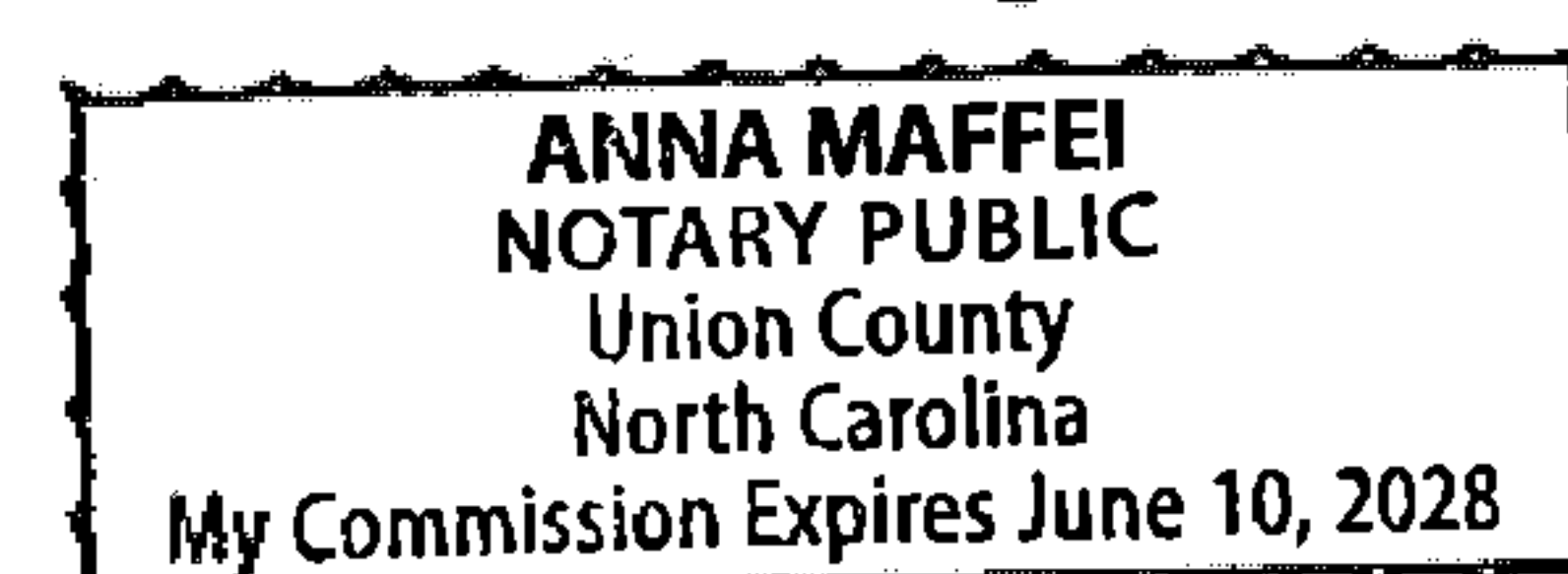
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Doug Dorn, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of February, 2024.

[NOTARY SEAL]



  
Notary Public  
My Commission Expires: June 10, 2028



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

Grantor's Name Doug Dorn  
 Mailing Address 800 Keystone Court  
Pelham, AL 35124

Grantee's Name Nest Egg Properties, LLL  
 Mailing Address DBA Doug's Doings LLC  
P.O. Box 954  
Waxhaw, NC 28173

Property Address 800 Keystone Court  
Pelham, AL 35124

Date of Sale 2-22-2024  
 Total Purchase Price \$                       
 or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ 205,400.00

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

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 2-22-2024

Print Jeff W. Parmer

Unattested

Filed and Recorded  
 Official Public Records (verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/23/2024 09:40:04 AM  
 \$230.50 JOANN  
 20240223000046840

Sign

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

**Form RT-1**



*Allen S. Bayl*