

Send Tax Notice to:
Pierce Adam George and Deedra
Robinson George
P.O. Box 829
Helena, AL 35080

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Actual Value: \$49,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned **Lakeridge Management, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

P.O. Box 829, Helena, AL 35080

by **Pierce Adam George and Deedra Robinson George**, (herein referred to as "Grantee," whether one or more), whose mailing address is

PO Box 829, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **3422 Highway 13, Helena, AL 35080**,

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 22 day of July, 2024.

Lakeridge Management, LLC

By: [Signature]
Pierce Adam George
Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

20240723000224900 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
07/23/2024 09:37:48 AM FILED/CERT

I, the undersigned Notary Public in and for said County and State, hereby certify that **Pierce Adam George, Managing Member of Lakeridge Management, LLC** whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily with full authority on the day the same bears date for said limited liability company..

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

[Signature]
Notary Public
My Commission Expires:



Shelby County, AL 07/23/2024
State of Alabama
Deed Tax: \$49.00

EXHIBIT A

Property 1:

Lot 2, according to the Survey of Chester Jordan Family Subdivision, as recorded in Map Book 48, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.



20240723000224900 2/3 \$77.00
Shelby Cnty Judge of Probate, AL
07/23/2024 09:37:48 AM FILED/CERT

Real Estate Sales Validation Form

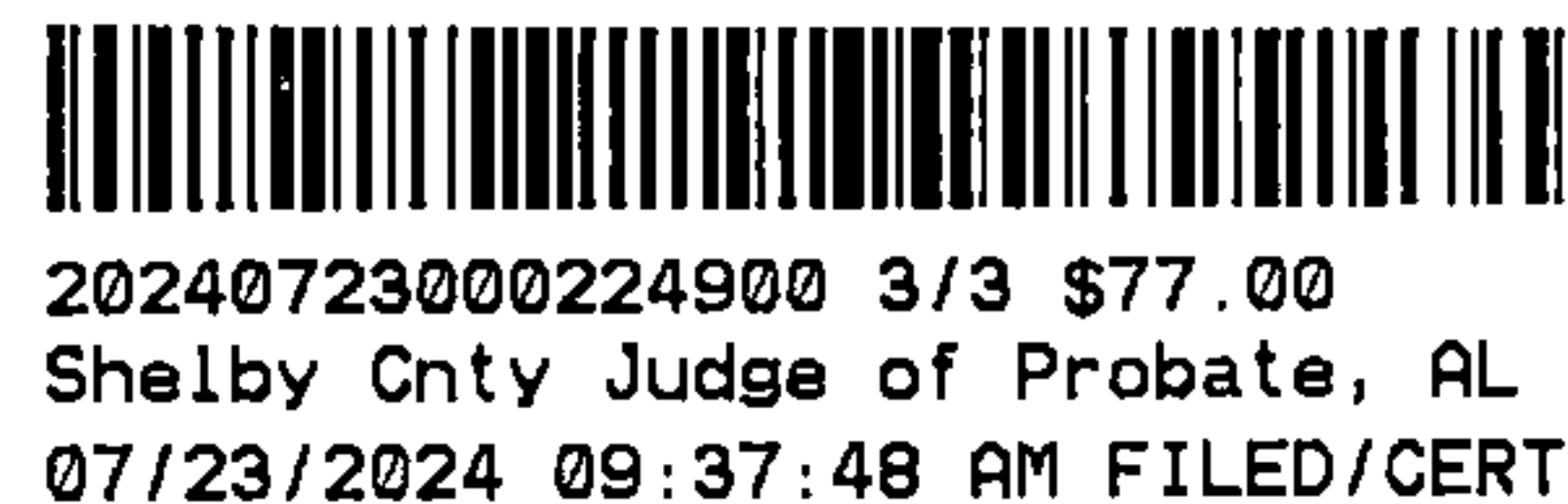
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lakeridge Management LLC
Mailing Address P.O. Box 829
Helena AL
35080

Grantee's Name Adam and Deedra George
Mailing Address P.O. Box 829
Helena, AL 35080

Property Address 3422 Highway
B
Helena AL
35080

Date of Sale _____
Total Purchase Price \$ 49,000
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
☐ 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 7/22/24

Print _____

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1