

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
203 Creek Run LLC
1919 West Lane Avenue
Columbus, OH 43221

QUITCLAIM DEED
[Title Not Examined – No Opinion Expressed]

STATE OF ALABAMA
COUNTY OF SHELBY

Tax Value \$240,200.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR, Charles Carter, a married person** (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the **GRANTOR** hereby remise, release, quitclaim, and convey unto the **GRANTEE, 203 Creek Run LLC, an Ohio Limited Liability Company** (hereinafter referred to as **GRANTEE**), all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

The Property being conveyed herein does not constitute the Homestead of the Grantor or the Grantor's spouse.

Lot 94, according to the Final Plat of Shiloh Creek, Phase II, Sector I, a residential subdivision, as recorded in Map Book 52, Page 80, 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.

Property Address: **203 Creek Run Way, Calera, AL 35040**

Parcel ID: **35-2-10-0-002-044.000**

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

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this 28th day of
May, 2025.



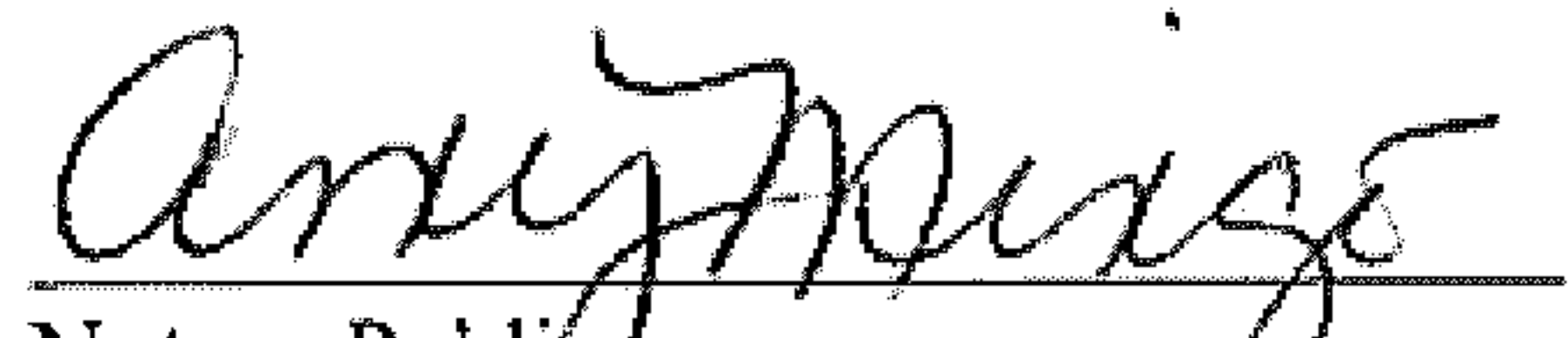
Charles Carter

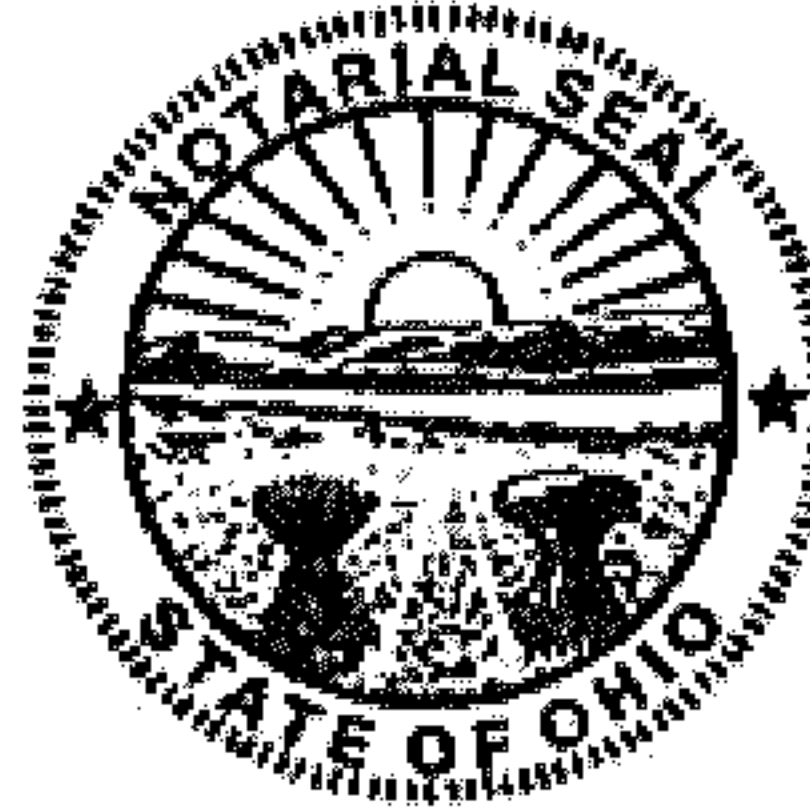
STATE OF OHIO)

COUNTY OF FRANKLIN)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Charles Carter**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2025.


Notary Public
My Commission Expires: 9-14-2026



Amy G. Mingo
Notary Public, State of Ohio
My Commission Expires:
September 14, 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	<u>Charles Carter</u>	Grantee's Name	<u>203 Creek Run LLC</u>
Mailing Address	<u>505 Elsmere Street</u>	Mailing Address	<u>1919 West Lane Avenue</u>
	<u>Columbus, OH 43206</u>		<u>Columbus, OH 43221</u>
Property Address	<u>203 Creek Run Way</u>	Date of Sale	<u>May 28, 2025</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$10.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	<u>\$240,200.00</u>

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	☐ Appraisal
☐ Sales Contract	☒ Other <u>Tax Assessor's Appraised Value</u>
☐ 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 May 28, 2025

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner) Agent circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2025 08:20:23 AM
\$268.50 PAYGE
20250604000169650

Form RT-1



Allen S. Bayl