

\$235,800.00 (This Deed is for title clearance)

Prepared by: Trey Speaks
McCalla Raymer Leibert Pierce LLP
50520thSt.N.Suite1775
BIRMINGHAM, AL 35203

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that Global Proceeds, LLC, with its principal office located at 31811 Pacific Highway S. B – 101, Federal Way, WA 98003, hereinafter referred to as the “Grantor,” for and in consideration of the premises and the terms of the Settlement Agreement and Release dated April 10, 2025, by and between Global Proceeds, LLC and Donna Moore and Ricky Moore, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, and forever quitclaim unto Donna Moore and Ricky Moore, husband and wife, residing at 113 Greenwood Circle, Calera, AL 35040, hereinafter referred to as the “Grantee,” all the right, title, interest, claim, and demand which the said Grantor has in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 12, Marengo, Sector One, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto the said Grantee, their heirs and assigns, forever, so that neither the Grantor nor its heirs, successors, or assigns shall have any claim, right, or demand to the aforesaid premises or any part thereof.

SUBJECT TO all easements, restrictions, and rights-of-way of record, and all taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized representative on this 28 day of October, 2025.

GRANTOR:
Global Proceeds, LLC

By: 
Name: Kamran Baghbeh
Title: Authorized Representative

STATE OF Arizona
COUNTY OF Maricopa

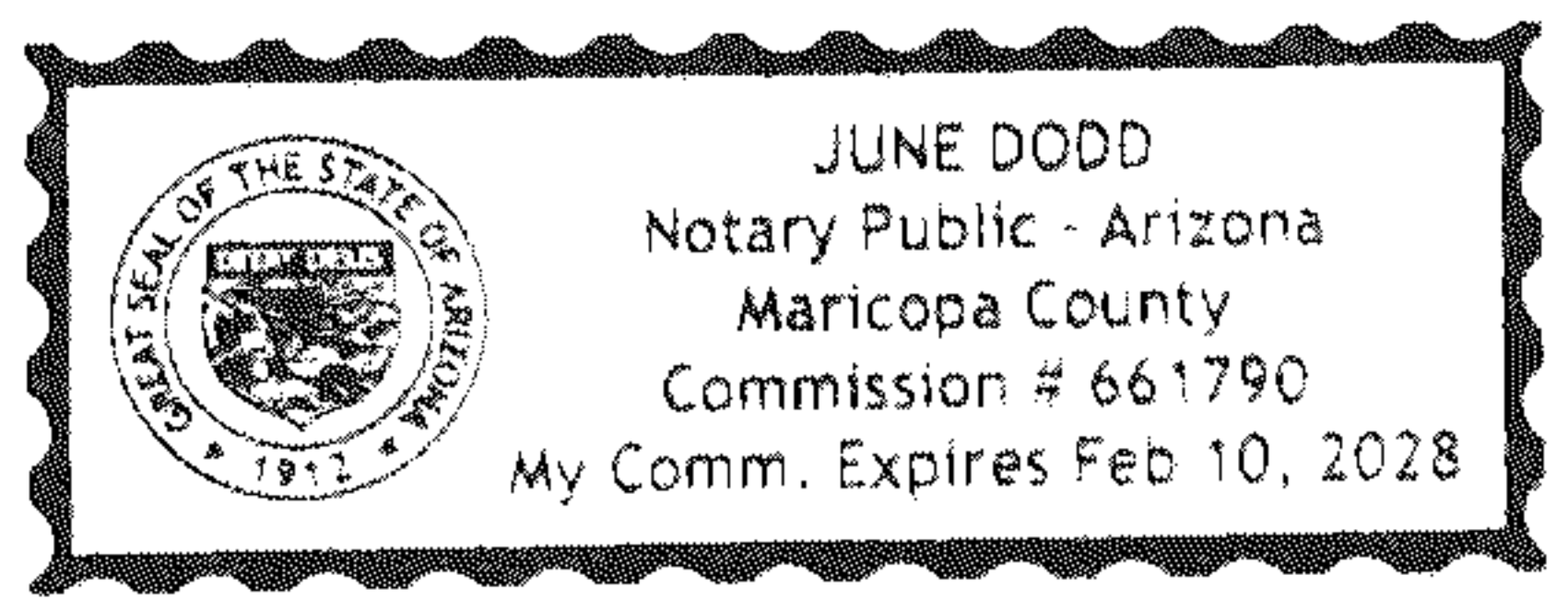
I, the undersigned, a Notary Public in and for said County and State, hereby certify that Kamran Baghbeh, whose name as Authorized Representative of Global Proceeds, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

June Dodd

Notary Public

My Commission Expires: 02/10/2028





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2025 11:53:42 AM
\$29.00 JOANN
20251029000331510

Allen S. Bayl

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>Global Proceeds, LLC</u>	Grantee's Name	<u>Donna Moore and Ricky Moore</u>
Mailing Address	<u>31811 Pacific Hwy S, B-101</u> <u>Federal Way, WA 98003</u>	Mailing Address	<u>113 Greenwood Circle</u> <u>Calera, AL 35040</u>
Property Address	<u>113 Greenwood Circle</u> <u>Calera, AL 35040</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>235,800.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Quit Claim Deed - for title clearance
<input type="checkbox"/> 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 10/28/2025

Print Johanna Whitmire

Unattested _____
 (verified by)

Sign *Johanna Whitmire* _____
 (Grantor/Grantee/Owner/Agent) circle one