



20260305000064160 1/3 \$28.50  
 Shelby Cnty Judge of Probate, AL  
 03/05/2026 11:36:29 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
 Martin W. Evans  
 EVANS & EVANS LAWYERS, LLC  
 2001 Park Place North, Suite 540  
 Birmingham, AL 35203

SEND TAX NOTICES TO:  
 New Start Birmingham LLC  
 2001 Park Place North, Suite 540  
 Birmingham, AL 35203

STATE OF ALABAMA                    )  
   :  
 SHELBY COUNTY                        )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **John Hiram Sanders III, a married person** (“Grantor”), hereby remises, releases, quitclaims, grants, sells and conveys unto **New Start Birmingham LLC**, an Alabama limited liability company (“Grantee”), all of Grantor’s right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, and being more particularly described as follows (the “Property”):

- (1) All that part of the NE ¼ of the SW ¼ of Section 32, Township 17, Range 1 East, being identified as tax ID No. 01-9-32-0-000-010.000
- (2) All that part of the SW quarter of the SW quarter, Section 32, Township 17, Range 1 East, being identified as tax ID No. 01-9-32-0-000-012.000, Shelby County, Alabama.
- (3) All that part of the W ½ of the SW ¼ of the NE ¼ of Section 32, Township 17 Range 1 East, being described as tax ID No. 01-9-32-0-000-004.000, Shelby County, Alabama.

*Sometimes alternatively described as:*

- (1.) Parcel Number 58-01-09-32-0-000-010.000, being described as BEG IN N/L NE1/4 SW1/4 SEC32 T17S R1E DIST W 870’ (S) FROM NE COR SD NE1/4 TH W TO NW CORSD NE1/4 S ALG W/L SD NE1/4 1060 (S) NELY 600’ (S) N 690 (S) TO POB
- (2.) Parcel Number 58-01-09-32-0-000-012.000, being described as BEG NW COR SW ¼ SW ¼ E832 S832 W832 N832 TO POB
- (3.) Parcel Number 58-01-09-32-0-000-004.000, being described as BEG NW COR SW1/4 NE1/4 E698 S698 W698 N698 TO POB

The Property does not constitute the homestead of the Grantor or his/her spouse, if any.

As evidenced by that certain Order entered on January 7, 2005, Granting Partial Summary Judgment [Doc 29] in that certain action styled *Anna Wambolt et al v. Certain Properties, et al*, CV-03-709 in the Circuit Court of Shelby County, Alabama, Janice Irene Bolton Sanders claimed

Shelby County, AL 03/05/2026  
 State of Alabama  
 Deed Tax: \$.50





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### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975,*

Grantor's Name John Hiram Sanders, III  
Mailing Address 1068 Morrow Ave.  
Elba, AL 36232

Grantee's Name New Start Birmingham, LLC  
Mailing Address 2001 Park Place North, Suite 540  
Birmingham, AL 35203

Property Address Acreage without address TAX ID:  
01-9-32-0-000-012.000  
01-9-32-0-000-010.000  
01-9-32-0-000-004.000

Date of Sale 2/24/26  
Total Purchase Price \$ \$200  
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 To clear title/agreement

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 3-5-26

Print Martin Evans for New Start

Unattested  
\_\_\_\_\_  
(verified by)

Sign   
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one