

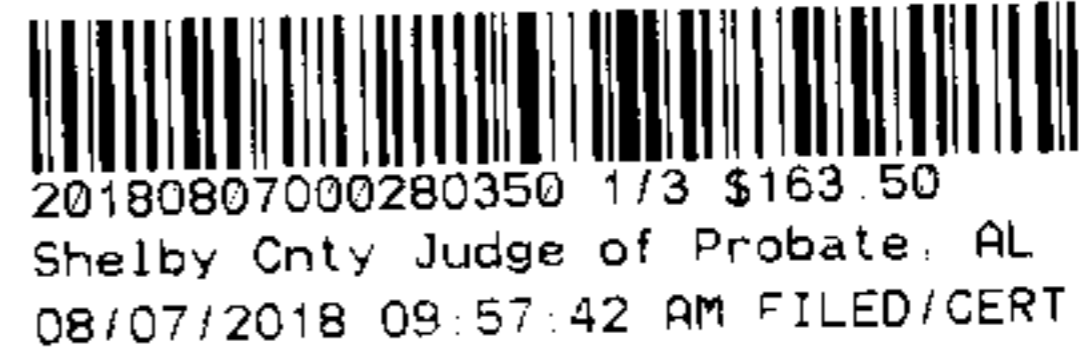
# POOR QUALITY

**After Recording, Mail To:**

Thomas Christian Derryberry, as Trustee  
221 Redwood Drive  
Maylene, AL 35114

**This Document Prepared By:**

WILLIAM G. NOLAN  
*Attorney at Law*  
Nolan Eder Law and Estate Planning LLC  
1232 Blue Ridge Blvd  
Hoover, Alabama 35226  
205390010



Assessor's Parcel Number: \_\_\_\_\_

## QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

MARY HELEN DERRYBERRY, a widow, the GRANTOR,

Whose mailing address is 300 Tradewinds Circle, Alabaster, AL 35007;

hereby conveys and quitclaims to

THOMAS CHRISTIAN DERRYBERRY, as Trustee of THE DERRYBERRY FAMILY RESIDENCE TRUST, U/A dated August 2<sup>nd</sup>, 2018, the GRANTEE,

Whose mailing address is 221 Redwood Drive, Maylene, AL 35114;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

Lot 101, according to the Map and Survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights accepted.

Subject to: All easements, restrictions and rights of way of record.

COMMONLY known as: 300 Tradewinds Circle, Alabaster, AL.

TO have and to hold to the said grantee and grantee's assigns forever.

Shelby County, AL 08/07/2018  
State of Alabama  
Deed Tax: \$142.50

The land described herein (You must make a selection):

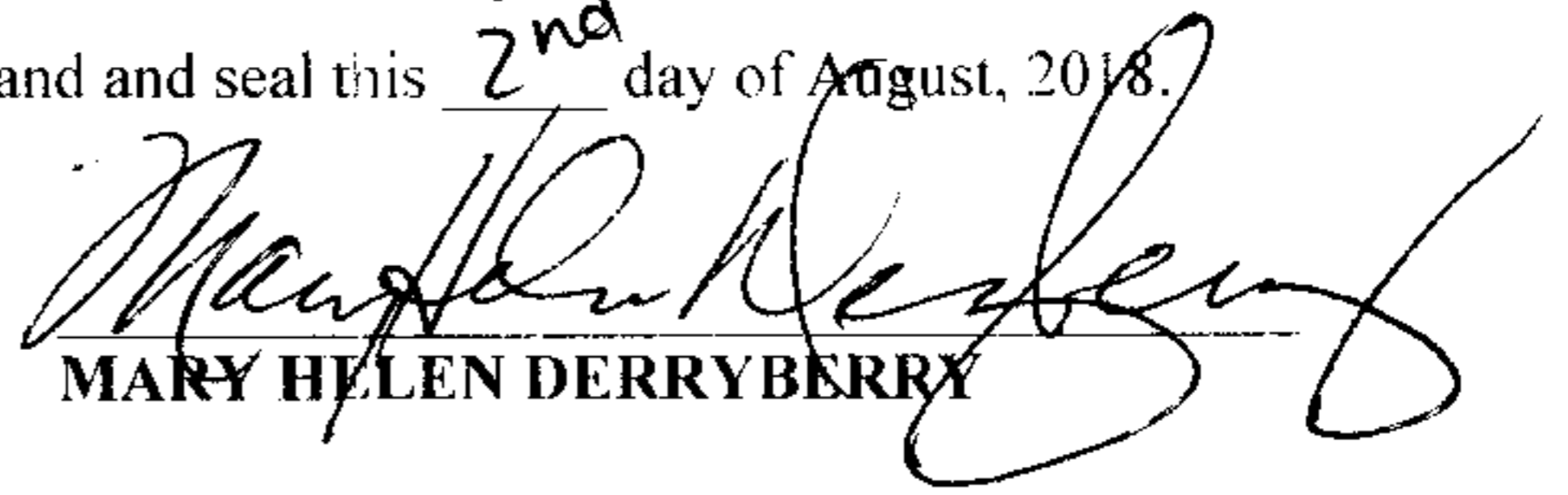
is homestead property of the said grantor

is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS I have set my hand and seal this 2<sup>nd</sup> day of August, 2018.


  
MARY HELEN DERRYBERRY

STATE OF ALABAMA )  
 ) ss.  
COUNTY OF JEFFERSON )

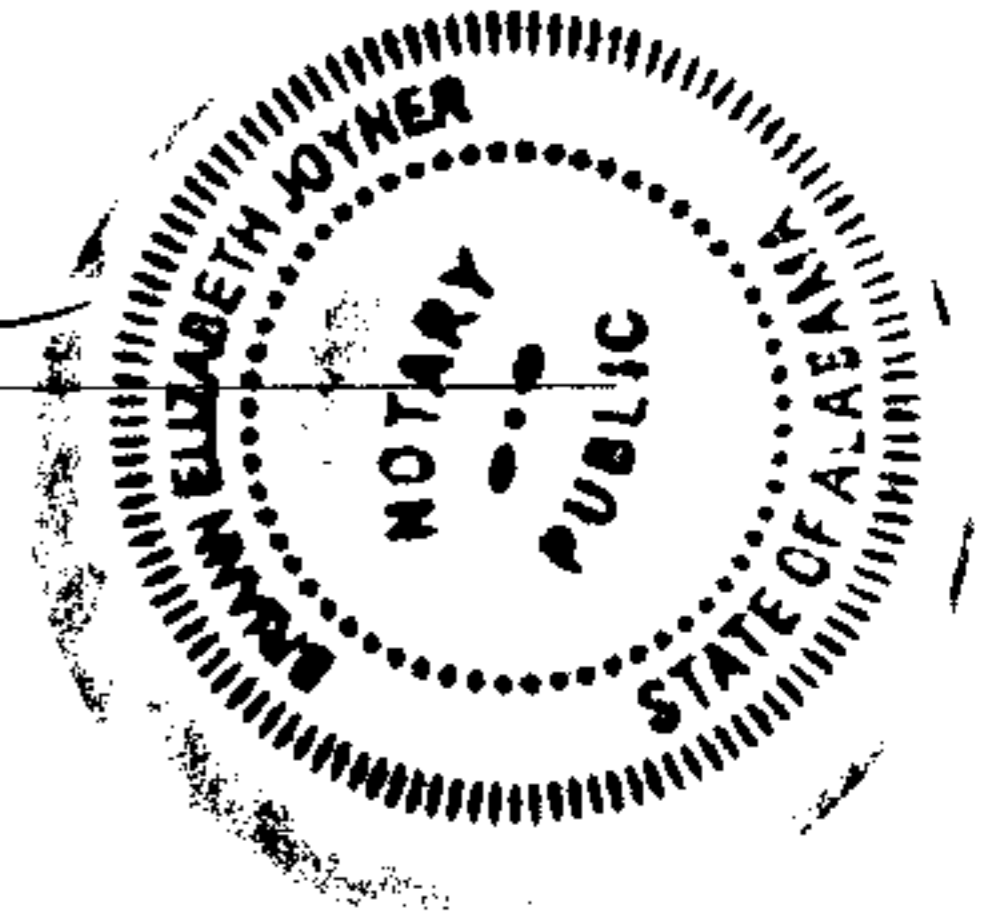
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARY HELEN DERRYBERRY, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily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


Given under my hand and official seal, this the August 2<sup>nd</sup>, 2018.

My commission expires



  
BRIANN ELIZABETH JOYNER  
NOTARY PUBLIC



  
20180807000280350 2/3 \$163.50  
Shelby Cnty Judge of Probate, AL  
08/07/2018 09:57:42 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 Many Helen Deryberry  
Mailing Address 300 Tradewinds Circle  
Alabaster, AL 35007

Grantee's Name The Deryberry Family Residary  
Mailing Address 221 Redwood Drive  
Maylene, AL 35114  
Trust

Property Address 300 Tradewinds Circle  
Alabaster, AL 35007

Date of Sale 8/2/2018

Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 142,500.00

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 Shelby County Citizen Portal

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 8/2/2018

Print BriAnn Joyner

Unattested \_\_\_\_\_

Sign BriAnn Joyner  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

