



20240321000076840 1/3 \$229.50  
Shelby Cnty Judge of Probate, AL  
03/21/2024 10:19:17 AM FILED/CERT

This document prepared by:  
Amy R. Milling, Attorney  
310 Canyon Park Drive  
Pelham, AL 35124  
(205) 620-1278

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of title:  
Inst #19911226000373070, Shelby County  
Probate Judge, Shelby County, Alabama,  
12/26/1991.

## QUIT CLAIM DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, we, **Theodore Mastrandonas**, and wife, **Kay L. Mastrandonas**, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto the **Mastrandonas Family Revocable Living Trust** dated 3-19, 2024, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

**TO HAVE AND TO HOLD** the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

Shelby County, AL 03/21/2024  
State of Alabama  
Deed Tax: \$201.50

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 19 day of  
March, 2024.

  
\_\_\_\_\_  
**Theodore Mastrandonas**

  
\_\_\_\_\_  
**Kay L. Mastrandonas**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

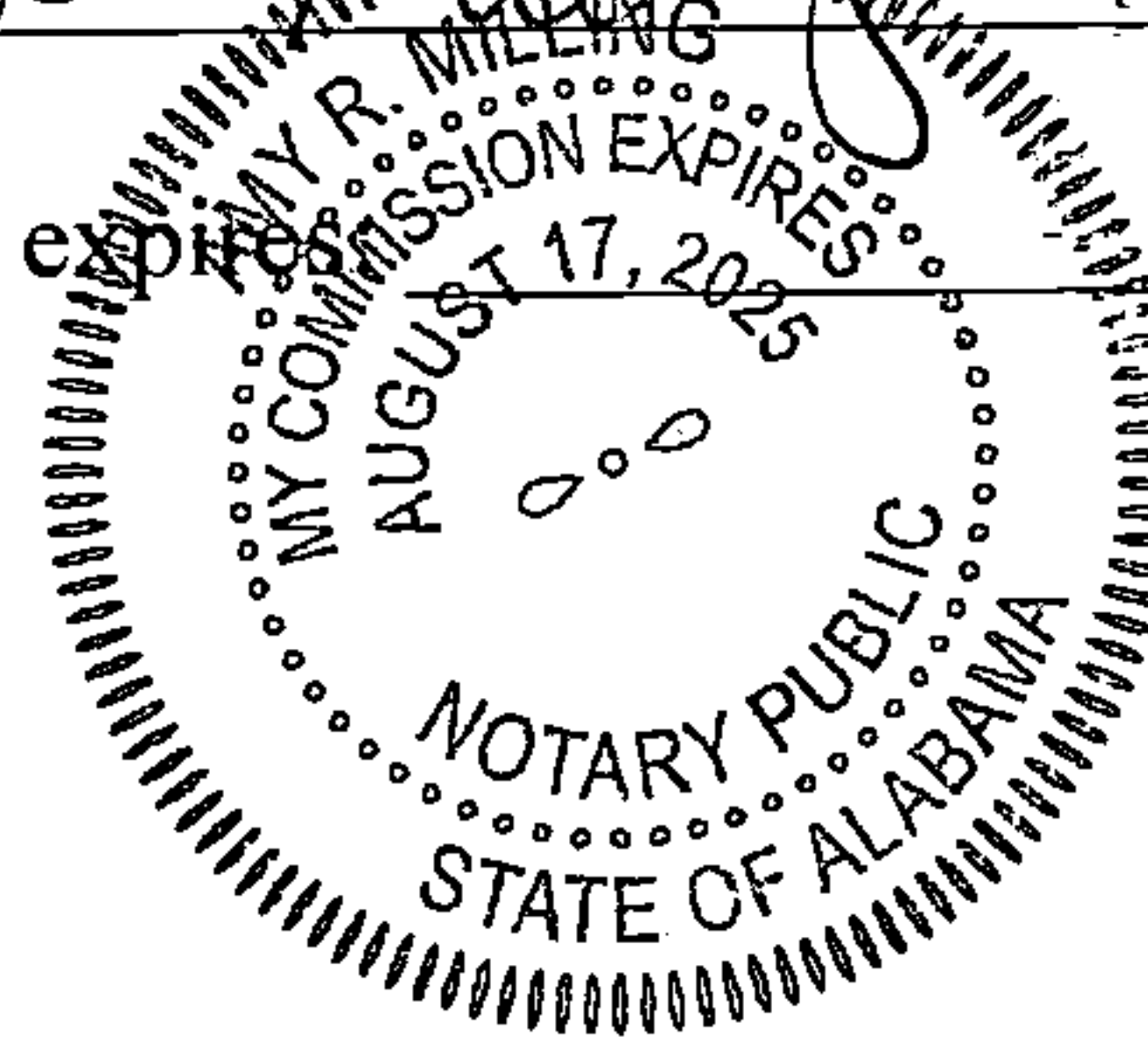
I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that  
**Theodore Mastrandonas**, and wife, **Kay L. Mastrandonas**, whose names are signed to the  
foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being  
informed of the contents of the conveyance, they executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this the 19 day of March, 2024.

  
\_\_\_\_\_  
Notary Public

My commission expires

Send tax notice to:  
Mastrandonas Family Revocable Living Trust  
643 Crosscreek Trail  
Pelham, AL 35124





Real Estate Sales Validation Form

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

Grantor's Name	Theodore Mastrandonas	Grantee's Name	Mastrandonas Family
Mailing Address	Kay L. Mastrandonas	Mailing Address	Revocable Living Trust
	643 Crosscreek Trail		643 Crosscreek Trail
	Pelham, AL 35124		Pelham, AL 35124
Property Address	643 Crosscreek Trail	Date of Sale	
	Pelham, AL	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	201, 100

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 Tax Assessor
<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.

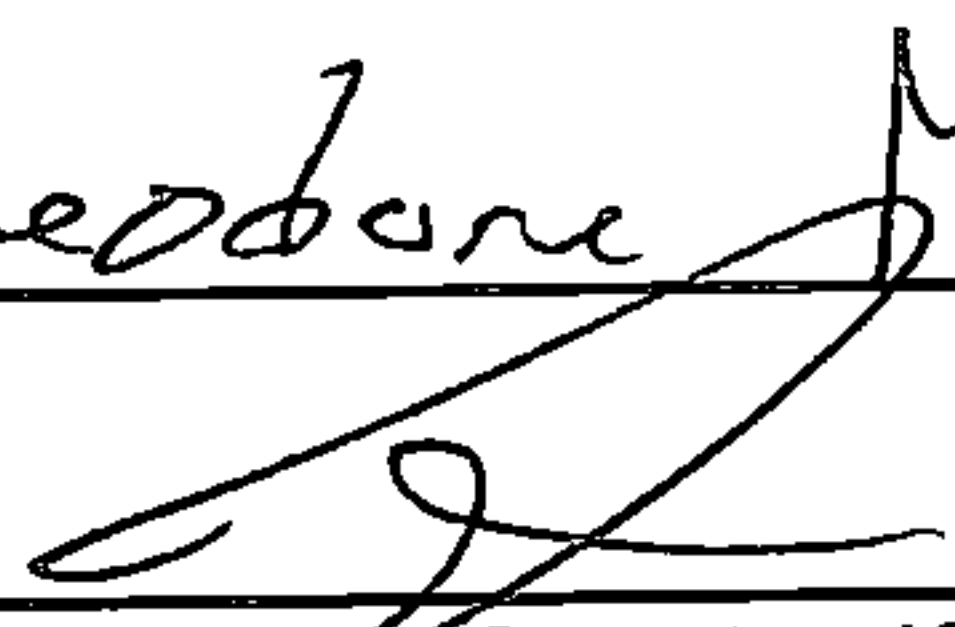
Date of Sale - the date on which interest to the property was conveyed.

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	3/19/2024	Print	Theodore Mastrandonas
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form