


After Recording Send Tax Notice To:

Eugene Edward Roberts, Jr.
1308 Berwick Circle
Birmingham, AL 35242


20130702000271610 1/3 \$164.50
Shelby Cnty Judge of Probate, AL
07/02/2013 02:27:02 PM FILED/CERT

QUIT CLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **EUGENE EDWARD ROBERTS, JR.**, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes his homestead, releases, quitclaims, and conveys unto **EUGENE EDWARD ROBERTS, JR. AND EUGENE EDWARD ROBERTS, III, AND THEIR SUCCESSORS, TRUSTEES OF THE ROBERTS FAMILY TRUST DATED JULY 2, 2013**, (herein referred to as Grantee), the real estate, SUBJECT TO the reservation stated below, described below situated in Shelby County, Alabama, to wit:

Lot 72, according to the survey of Greystone Garden Homes, as recorded in Map Book 16, at Page 31, in the Probate Office of Shelby County, Alabama.

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

And being the same property whose street address is 1308 Berwick Circle, Birmingham, AL 35242, conveyed unto the Grantor herein by Eugene Edward Roberts, III by quitclaim deed dated February 25, 2000, and recorded in the Probate Office of Shelby County, Alabama as Document 2000-20971.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, his heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of July, 2013.


EUGENE EDWARD ROBERTS, JR.

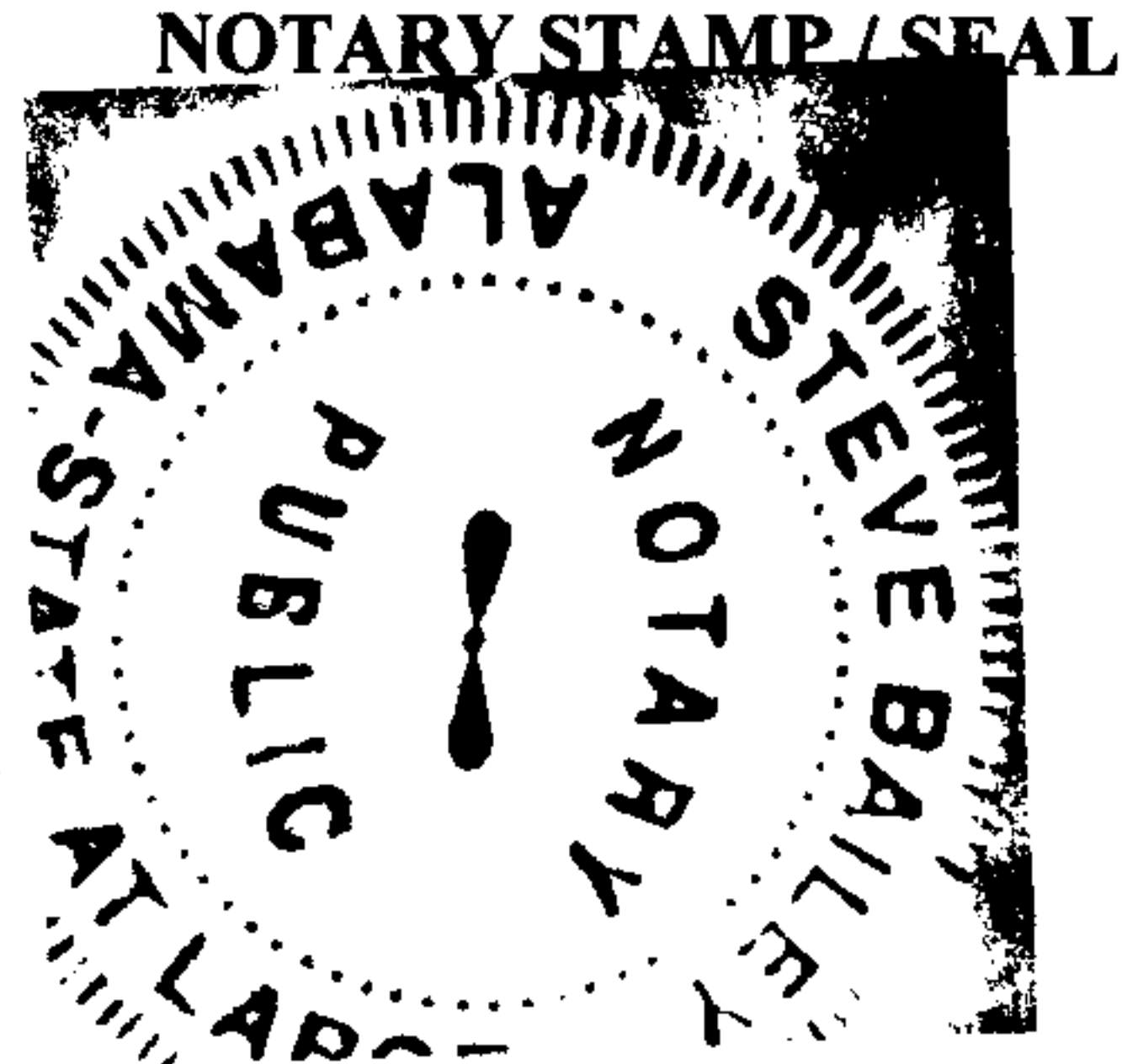
Shelby County, AL 07/02/2013
State of Alabama
Deed Tax: \$145.50

STATE OF ALABAMA

General Acknowledgement


COUNTY OF CALHOUN

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **EUGENE EDWARD ROBERTS, JR.** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.




This Document Prepared By:
Steve Bailey
2000 Providence Park, Suite 200
Birmingham, AL 35242
205-624-3132

Given under my hand and official seal of office
this 2nd day of July 2013.



NOTARY PUBLIC
My Commission Expires: April 18, 2014


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Eugene F. Edwards, Jr.
Mailing Address 1308 Bonwick Circle
Bham AL 35242

Grantee's Name Roberts Family Trust
Mailing Address SOM

Property Address _____

Date of Sale 7/2/2013
Total Purchase Price \$ 0

or
Actual Value \$ 145,400
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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessment
☐ Closing Statement

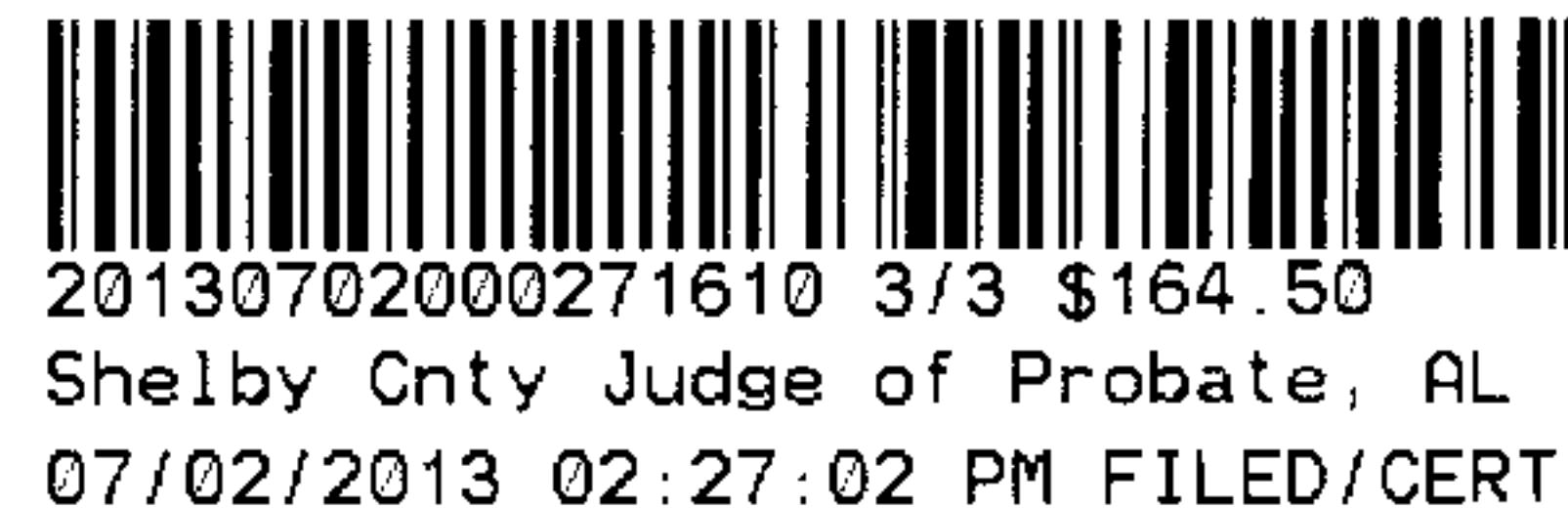
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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,



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 7/2/2013
Unattested

Print Steve B. King
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)