

This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Melba L. Lindsay, Trustee
31240 Chelsea Park Ridge
Chelsea, AL 35043

QUIT CLAIM DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **RAYMOND H. LINDSAY and MELBA L. LINDSAY**, husband and wife (GRANTORS), in hand paid by **MELBA L. LINDSAY, TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE MELBA L. LINDSAY TRUST DATED JULY 12, 1999 AND ANY AMENDMENTS THERETO**, (GRANTEE), the receipt whereof is hereby acknowledged, I, **RAYMOND H. LINDSAY and MELBA L. LINDSAY**, husband and wife, do remise, quit claim and convey to the said **MELBA L. LINDSAY, TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE MELBA L. LINDSAY TRUST DATED JULY 12, 1999 AND ANY AMENDMENTS THERETO**, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4-46, according to the Map and survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration).

SUBJECT TO:

1. Ad Valorem taxes for the year 2008 and subsequent years, said taxes being a lien but not due and payable until October 1, 2008.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

Shelby County, AL 08/01/2013
State of Alabama
Deed Tax: \$275.00


20130801000312260 1/4 \$298.00
Shelby Cnty Judge of Probate: AL
08/01/2013 09:11:12 AM FILED/CERT

THE GRANTOR herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivery property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

THE GRANTORS HEREIN RESERVE A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTORS' LIVES.

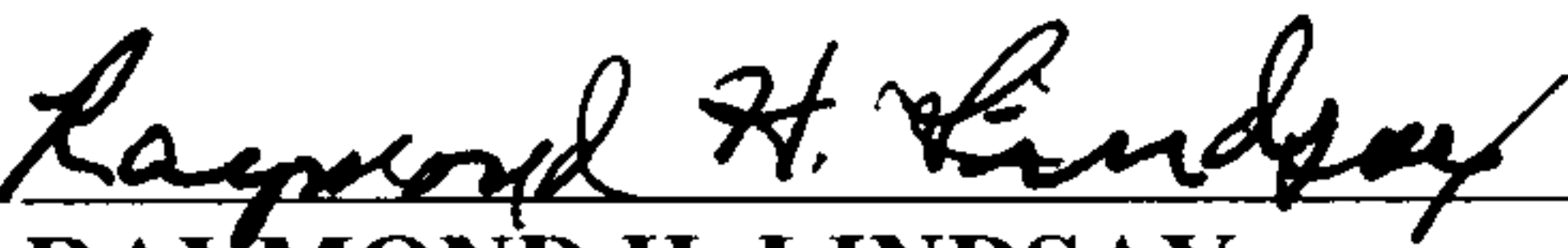
THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTOR.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the MELBA L. LINDSAY, TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE MELBA L. LINDSAY TRUST DATED JULY 12, 1999 AND ANY AMENDMENTS THERETO, her heirs and assigns forever.

IN WITNESS WHEREOF, RAYMOND H. LINDSAY and MELBA L. LINDSAY, husband and wife has hereunto set their hands and seals, this 8th day of September, 2008.

 (SEAL)
RAYMOND H. LINDSAY

 (SEAL)
MELBA L. LINDSAY


20130801000312260 2/4 \$298.00
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 Raymond H. Lindsay Grantee's Name Melba L. Lindsay Trust
Mailing Address Melba L. Lindsay Mailing Address 3124 Chelsea Park Ridge
3124 Chelsea Park Ridge Chelsea AL 35043
Chelsea AL 35043
Property Address 3124 Chelsea Park Ridge Date of Sale _____
Chelsea AL 35043 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 274,900.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 _____

Print Lynn Campisi

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130801000312260 4/4 \$298.00
Shelby Cnty Judge of Probate, AL
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