

20140902000273950 1/1 \$302.50
Shelby Cnty Judge of Probate, AL
09/02/2014 10:43:29 AM FILED/CERT

Return to: Trustees at address indicated below.
Prepared by Barry Benton, Attorney
Ala Bar No. 4712
JOHN C. LEGGETT, PC
PO Box 275, Calhoun, GA 30703

NO TITLE SEARCH
NO OPINION

QUIT CLAIM DEED

THIS INDENTURE, made the 13 day of August in the year 2014, between **ROBERT E. PAYNE (aka Robert E. Payne, Jr.) and VICKI B. PAYNE, husband and wife**, whose mailing address is 1144 Eagle Park Road, Birmingham, AL 35242, as party of the first part, hereinafter called GRANTOR, and **ROBERT E. PAYNE, JR. and/or VICKI B. PAYNE**, whose mailing address is 1144 Eagle Park Road, Birmingham, AL 35242, **AS TRUSTEES OF THE PAYNE FAMILY REVOCABLE LIVING TRUST DATED August 13, 2014**, as party of the second part, hereinafter called TRUSTEE (the words "Grantor" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for and in consideration of **LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION**, by these presents does hereby remise, convey and forever QUIT CLAIM unto the said trustee all that certain land situate in Shelby County, State of Alabama, to wit:

Lot 34, according to the survey of Eagle Point 12th Sector, Phase 1, as recorded in Map Book 22, page 43 in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, covenants and/or restrictions of record and/or any and all governmental zoning regulations which may pertain to the above-described property

SOURCE OF TITLE: Being the same lands conveyed to Robert E. Payne and Vicki B. Payne by Warranty Deed (Jointly with Remainder to Survivor) dated June 7, 2006, and of record as Instrument Number 20060609000274560 recorded in the Probate Office of Shelby County, Alabama.

Property Tax ID NO. 09 3 06 0 006 020.000000
Property Address: 1144 Eagle Park Road, Birmingham, AL
Assessor's Market Value: \$287,200.00

THE GRANTEES/TRUSTEES HAVE AND RETAIN A PRESENT POSSESSORY INTEREST AND BENEFICIAL INTEREST FOR LIFE IN THIS PROPERTY. THE TRUSTEES, individually and as Trustee, THE SURVIVING TRUSTEE, individually and as Trustee, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO CONVEY, SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$287.50

Robert E. Payne (L.S.)
Robert E. Payne, Grantor
(aka Robert E. Payne, Jr.)

Vicki B. Payne (L.S.)
Vicki B. Payne, Grantor

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State, hereby certify that ROBERT E. PAYNE (aka Robert E. Payne, Jr.) and VICKI B. PAYNE, husband and wife, 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.

Witness my hand and official seal in the state and county aforesaid this 13 day of August, 2014.

Kendrick A. Auld (L.S.)
Notary Public
My commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 12, 2016