

**SEND TAX NOTICES TO:**  
**Gerald Adams, Trustee**  
**3556 Shandwick Place**  
**Birmingham, AL 35242**

# QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **GERALD ADAMS and GINGER ADAMS, husband and wife** (the "Grantors"), having an address of 3556 Shandwick Place, Birmingham, AL 35242, hereby remise, release, quit claim and convey to GINGER M. ADAMS and GERALD L. ADAMS, as Trustees of the **GINGER M. ADAMS and GERALD L. ADAMS REVOCABLE LIVING TRUST** dated JANUARY 30, 2015 ("Grantee"), having the same address, all of the Grantors' right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Subject to all easements, restrictions and right-of-ways of record.

1. Ad valorem Taxes for the current tax year.
2. Restrictive covenants as set forth in Real 316, Page 239 and amended in Real 319, Page 238, and amended in Real 336, Page 281; Real 346, Page 942 and Real 317, Page 260.
3. Restrictions and conditions as set forth in Real 320, Page 729 and amended in Real 324, Page 993.
4. Restrictive covenants as set forth in Real 314, Page 506.
5. Restrictions, conditions and exceptions and amended Misc. Record 15, Page 840 and amended Misc. Record 15, Page 844 as set forth in Misc. Record 12, Page 852 and Misc. Record 12, Page 845 and further amended by Real 265, Page 96.
6. Non-exclusive easement as set forth in Real 317, Page 260 and amended in Real 319, Page 235.

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Shelby Cnty Judge of Probate, AL  
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7. Reciprocal easement agreement as set forth in Real 312, Page 274 and amended in Real 317, Page 253.
8. Right of way to Shelby County, Alabama as set forth in Deed Book 301, Page 799.
9. Right of way to Alabama Power Company as set forth in Deed Book 109, Page 500.
10. Covenants and agreements for water service as set forth in Real 235, Page 574.
11. Transmission line permits to Alabama Power Company as recorded in Deed Book 109, Page 505; Deed Book 112, Page 517 and Deed Book 305, Page 637.
12. Memorandum of ground lease as set forth in Real 312, page 268.
13. Non-disturbance and attornment agreement as set forth in Real 312, Page 306.
14. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed book 4, Page 486; Deed Book 121, Page 294; Deed Book 51, Page 544 and Deed Book 60, Page 260, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.


This is the homestead property of the Grantors.

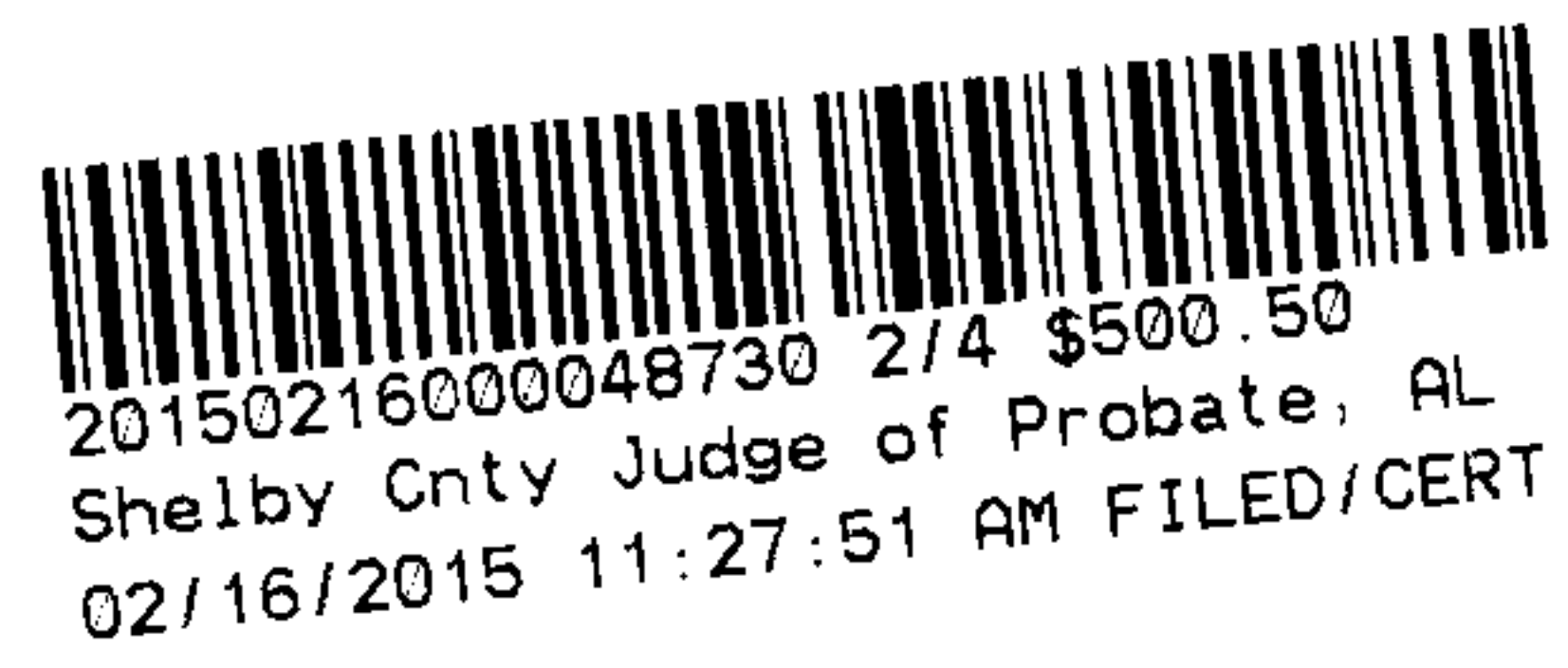
TO HAVE AND TO HOLD to the Grantee forever.

This instrument is executed without warranty or representation of any kind on the part of the Grantors, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantors and not specifically excepted herein.

Given under the Grantors hands and seals, this 30<sup>th</sup> day of JANUARY, 2015.

  
GINGER M. ADAMS, a married woman

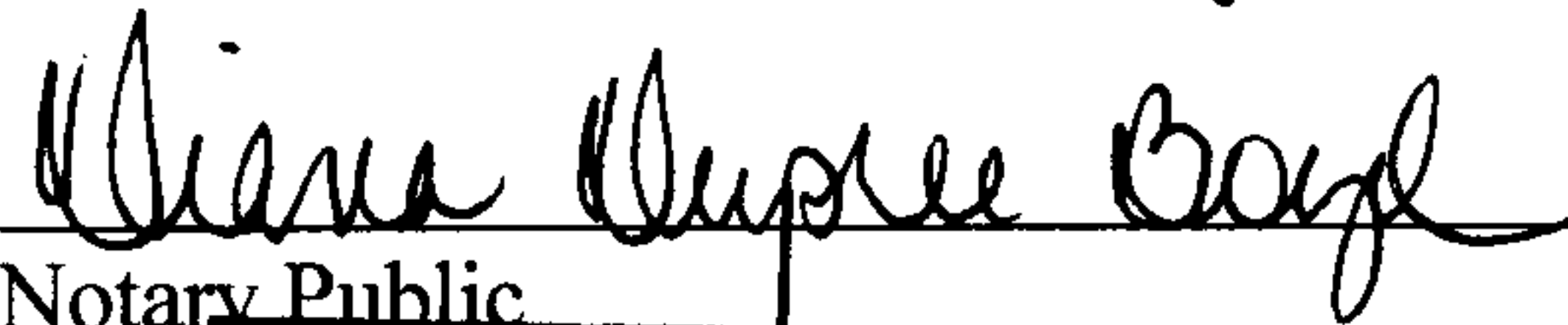
  
GERALD L. ADAMS, a married man



STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GINGER M. ADAMS and GERALD L. ADAMS, husband and wife, each of whose names are signed to the foregoing instrument and each of whom is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she and he executed the same voluntarily for and as their individual act.

Given under my hand and official seal this the 30 day of January, 2015.

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

{SEAL}

My commission expires  
**DIANA DUPREE BOYD**  
**Notary Public, Alabama State At Large**  
**My Commission Expires May 22, 2016**

  
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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 GERALD ADAMS  
Mailing Address 3556 SANDWICH PLACE  
BIRMINGHAM AL 35242

Grantee's Name GERALD L ADAMS TRUSTEE  
Mailing Address 3556 SANDWICH PL  
BIRMINGHAM AL 35242

Property Address SAME AS ABOVE

Date of Sale 1-30-15

Total Purchase Price \$ 10:00

or

Actual Value

\$

or

Assessor's Market Value \$ 476,300



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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

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 GERALD L ADAMS

☒ Unattested Karen Nielsen  
(verified by)

Sign Gerald Adams  
(Grantor/Grantee/Owner/Agent) circle one

2-10-15

Form RT-1