

Value \$72,000

2.00
1.00
1.00
107.00

After Recording, Mail To:

Mr. and Mrs. Ken Sullivan, Trustee
3436 Ivy Chace Circle
Hoover, AL 35226

This document prepared by:

WILLIAM G. NOLAN
Attorney at Law
Nolan Stewart, PC
1401 Providence Park, Suite 250
Birmingham, Alabama 35242
205/970-2050


20151104000383150 1/4 \$106.00
Shelby Cnty Judge of Probate, AL
11/04/2015 08:52:24 AM FILED/CERT

Assessor's Parcel Number: _____

Source of Title: 2012112000447270

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

KENNETH R. SULLIVAN the GRANTOR,

Whose mailing address is 3436 Ivy Chace Circle, Hoover, AL 35226;

hereby convey and quitclaim to

KENNETH R. SULLIVAN and CAROLYN C. SULLIVAN, as co-Trustees of THE KEN AND CAROLYN SULLIVAN REVOCABLE LIVING TRUST, U/A dated October 21, 2015, the GRANTEE,

Whose mailing address is 3436 Ivy Chace Circle, Hoover, AL 35226;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 46 Driver St, Calera, AL.

TO have and to hold to the said grantee and grantee's assigns forever.

Shelby County, AL 11/04/2015
State of Alabama
Deed Tax: \$83.00

The land described herein (You must make a selection):

_____ is homestead property of the said grantors

 X is **NOT** homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS I have set my hand and seals this 21 day of October, 2015.


KENNETH R. SULLIVAN



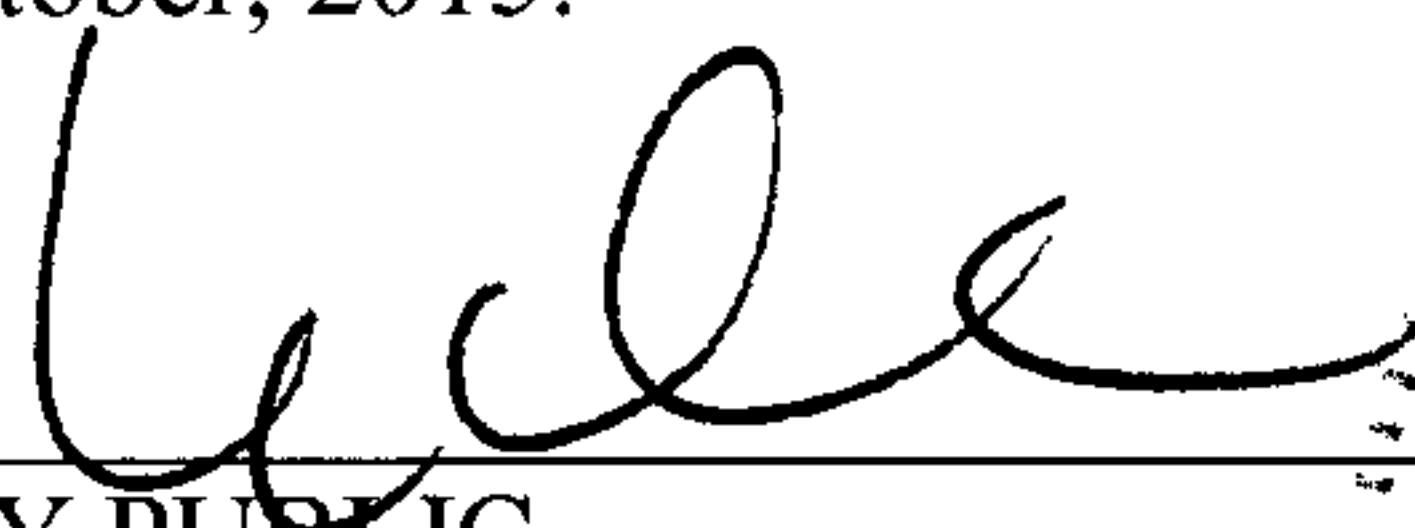
20151104000383150 2/4 \$106.00
Shelby Cnty Judge of Probate, AL
11/04/2015 08:52:24 AM FILED/CERT

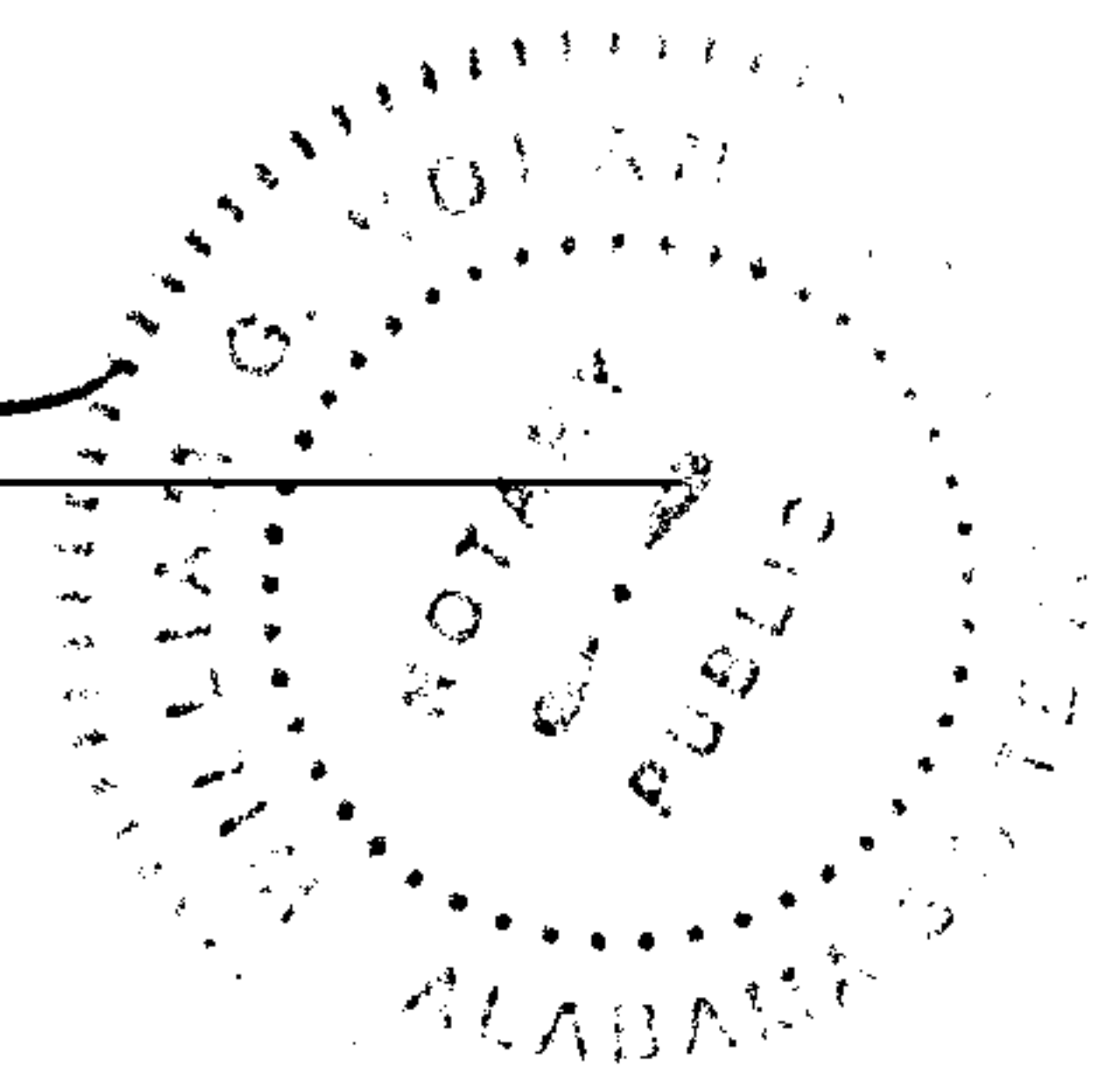
STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KENNETH R. SULLIVAN, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21 day of October, 2015.

My commission expires: 11/15/17


NOTARY PUBLIC



WILLIAM G. NOLAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 15, 2017

EXHIBIT A

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 05 DEGREES 34 MINUTES 49 SECONDS EAST 648.0 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 12 SECONDS EAST 744.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 45 MINUTES 12 SECONDS EAST 419.15 FEET TO THE WEST SIDE OF A PAVED COUNTY ROAD; THENCE CONTINUE ALONG SAID ROAD NORTH 04 DEGREES 12 MINUTES WEST 297.52 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 03 SECONDS WEST 199.9 FEET; THENCE NORTH 04 DEGREES 14 MINUTES 35 SECONDS WEST, 127.53 FEET TO THE SOUTH SIDE OF A PAVED COUNTY ROAD; THENCE CONTINUING ALONG SAID ROAD ALONG A CH=SOUTH 86 DEGREES 45 MINUTES 12 SECONDS WEST, 210.0 FEET; THENCE CONTINUING ALONG SAID ROAD ALONG A CH=SOUTH 58 DEGREES 21 MINUTES 28 SECONDS WEST 18.26 FEET; THENCE SOUTH 05 DEGREES 03 MINUTES 42 SECONDS EAST, 429.05 FEET TO THE POINT OF BEGINNING. ALL LYING WITHIN THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA. LESS AND EXCEPT ANY OVERLAP OF THE FOLLOWING PROPERTY IN DEED FOUND IN BOOK 337 PAGE 580 DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 13 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 SECTION 2, TOWNSHIP 24, RANGE 13 EAST, AND RUN WEST 363 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 210 FEET; THENCE WEST 210 FEET; THENCE NORTH 210 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM MARILYN JONES AND CALEB JONES HUSBAND AND WIFE, BY DEED DATED JANUARY 30, 2012 AND RECORDED JANUARY 30, 2012, AS DOCUMENT NO. 20120130000034340 OF OFFICIAL RECORDS.

APN: 35-1-02-3-001-012-000

Property Address: 46 Driver St, Calera, AL 35040


20151104000383150 3/4 \$106.00
Shelby Cnty Judge of Probate, AL
11/04/2015 08:52:24 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth R. Sullivan
Mailing Address 3436 Ivy Chace Circle
Hoover, AL 35226

Grantee's Name Kenneth R. Sullivan and
Mailing Address Carolyn C. Sullivan, Co-Trustees
3436 Ivy Chace Circle
Hoover, AL 35226

Property Address Parcel #351023001012.000

Date of Sale 10/21/2015

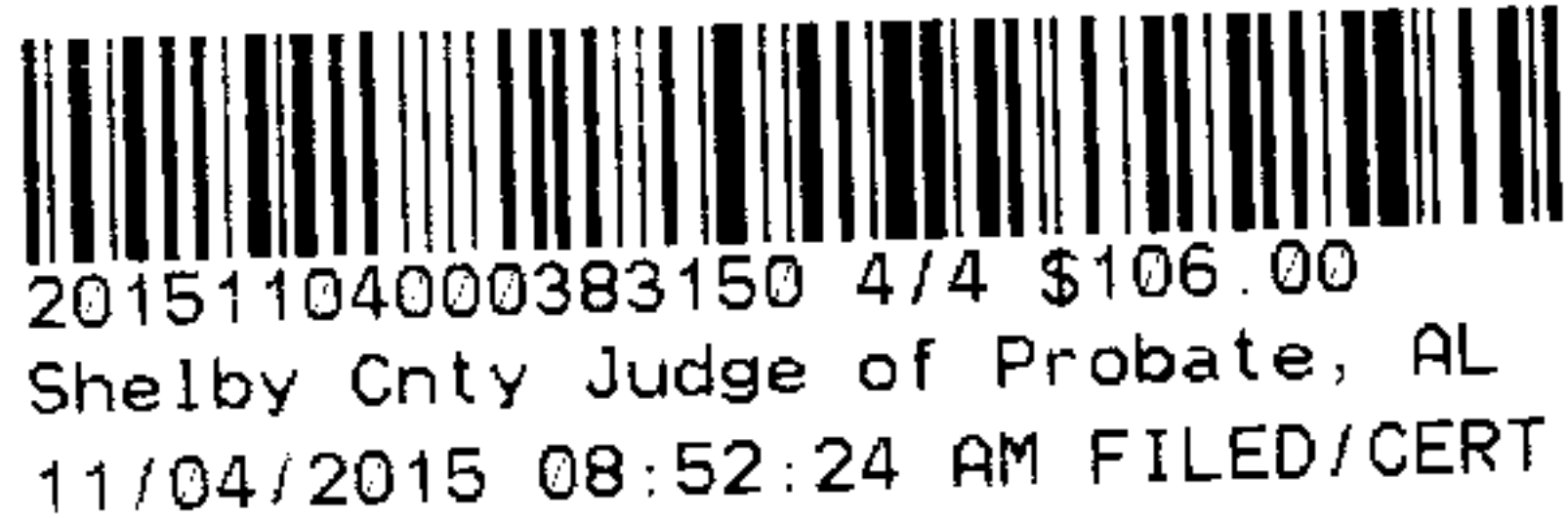
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 82,880.00



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 Tax Assessor's Office Records |
| ☐ 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 _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1