

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

Send Tax Notice To:  
Claudia R. Clark, Trustee  
520 Cameron Circle  
Odenville, AL 35120

## QUIT CLAIM DEED

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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 **Claudia R. Clark**, a married woman, conveying non-homestead property (GRANTOR), in hand paid by **Claudia R. Clark, Trustee, or their successors in Trust under the Claudia R. Clark Revocable Trust dated February 6, 2015** and any amendments thereto, (GRANTEE), the receipt whereof is hereby acknowledged, I, **Claudia R. Clark**, a married woman, conveying non-homestead property, do remise, quit claim and convey to the said **Claudia R. Clark, Trustee, or their successors in Trust under the Claudia R. Clark Revocable Trust dated February 6, 2015** and any amendments thereto, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, to-wit:

**See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.**

**SUBJECT TO:**

1. Ad Valorem taxes for the year 2015 and subsequent years, said taxes being a lien but not due and payable until October 1, 2015.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

***THE GRANTOR herein grant(s) full power and authority by this deed to the Trustee, , 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 Trustee (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.***

**NO TITLE OPINION GIVEN.**

Shelby County, AL 01/21/2016  
State of Alabama  
Deed Tax:\$5.00

  
2016012100021280 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/21/2016 11:53:16 AM FILED/CERT

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 said **Claudia R. Clark, Trustee, or their successors in Trust under Claudia R. Clark, Trustee, or their successors in Trust under the Claudia R. Clark Revocable Trust dated February 6, 2015 and any amendments thereto, their heirs and assigns forever.**

**IN WITNESS WHEREOF**, **Claudia R. Clark** has hereunto set her hand and seal, this 10 day of February, 2015.

  
(SEAL)  
Claudia R. Clark

**THE STATE OF ALABAMA** )  
**COUNTY OF JEFFERSON** )

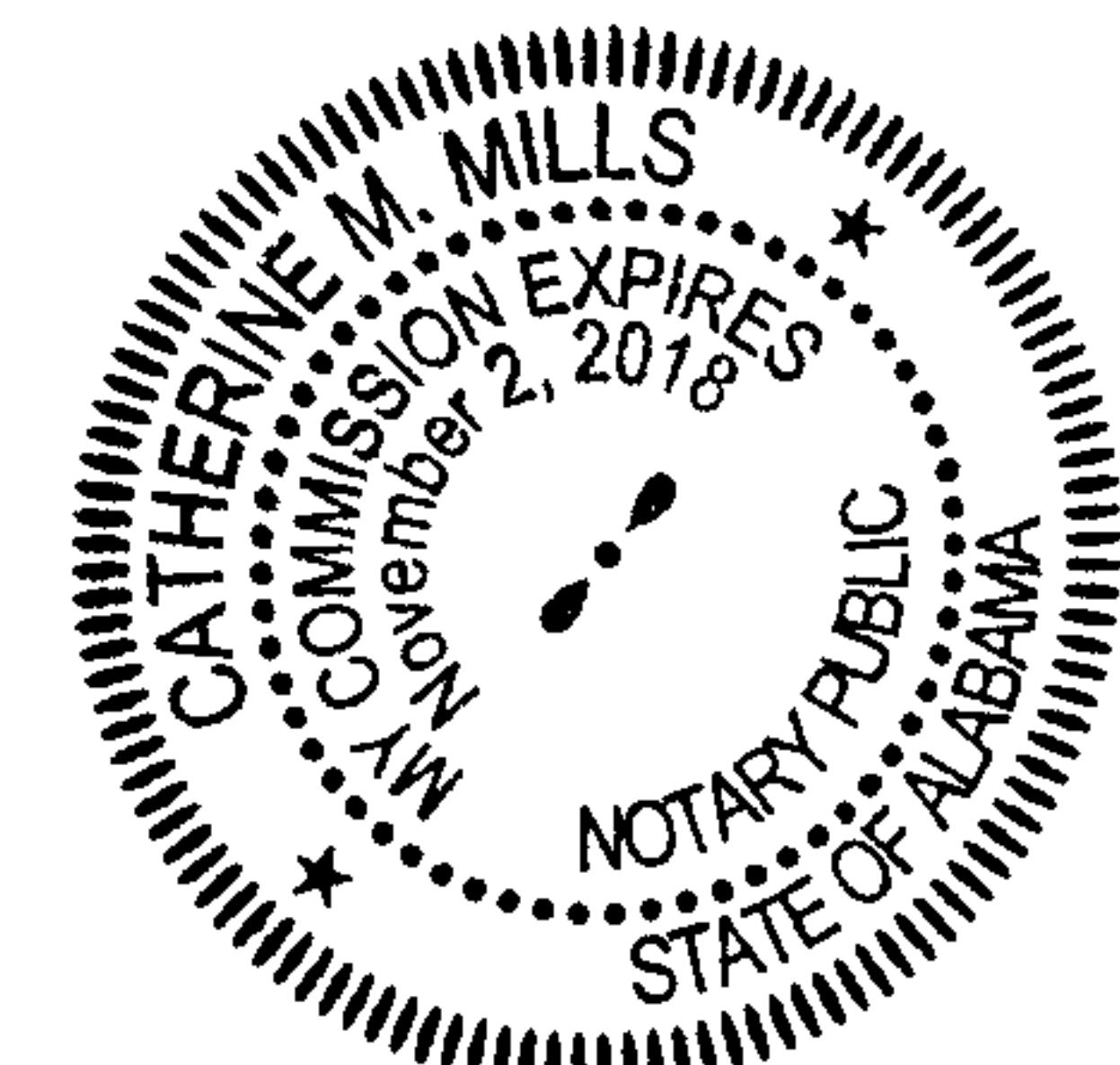
I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Claudia R. Clark**, a married woman, conveying non-homestead property, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of February, 2015.

  
Notary Public  
My Commission Expires: 11/2/18

(SEAL)

  
20160121000021280 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/21/2016 11:53:16 AM FILED/CERT



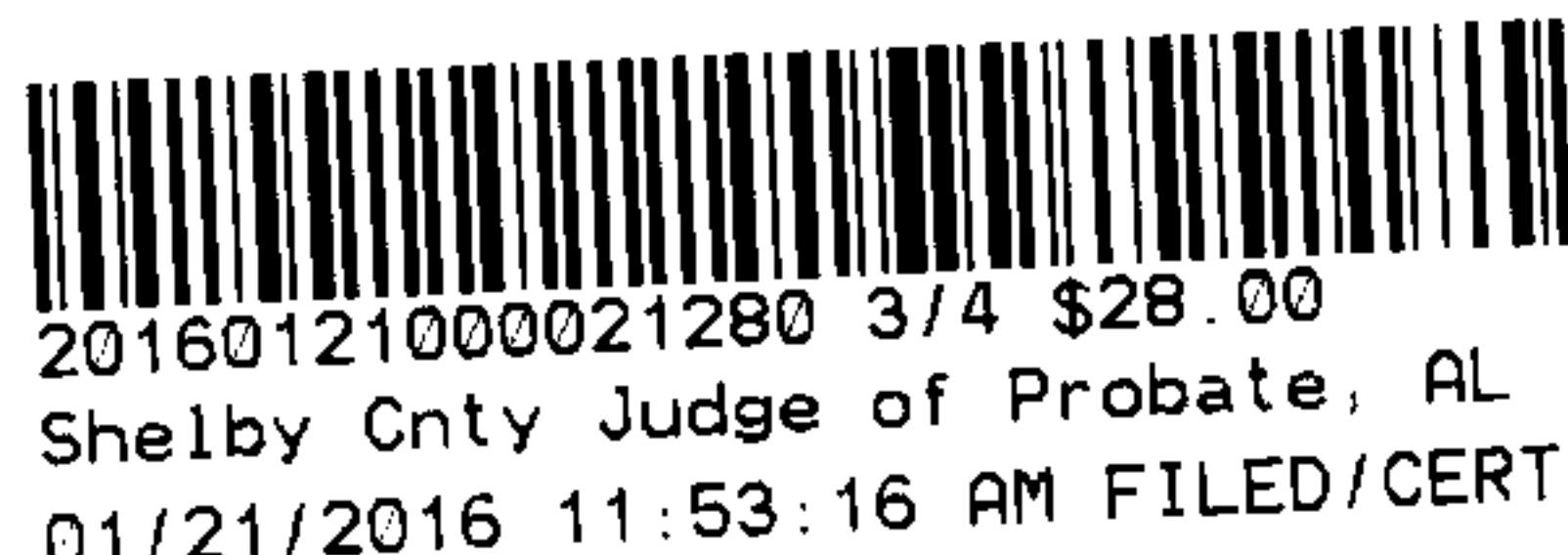
## EXHIBIT "A"

Lot #12 in Coosa River Estates as shown on Map recorded in Map Book 4, Page 67, in the Probate Records of Shelby County, Alabama, situated in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Township 24 North, Range 15 East, said lot being more particularly described as follows:

Commence at the Southeast corner of said Lot #12 and run thence in a Northeasterly direction along the East boundary of said Lot at a distance of 159.09 feet to the Northeast corner thereof; thence turn to the left and run in a Westerly direction along the Northern boundary of said Lot 12 a distance of 167 feet to the Northwest corner thereof; thence turn to the left and run in a Southeasterly direction a distance of 137.08 feet to the Southwest corner of said Lot #12; thence turn to the left and run along the southern boundary of said Lot #12 a distance of 119.74 feet more or less to the point of beginning.

Tax Parcel I.D.: 33-1-12-4-012-005.000

Claudia Ann Clark, grantee in that deed recorded in Instrument #20130920000380850 and Claudia R. Clark, grantor herein, are one and the same person



## Real Estate Sales Validation Form

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

Grantor's Name Claudia R Clark  
Mailing Address 520 Cameron Circle  
Clanton, AL 35120

Grantee's Name Claudia R Clark, as trustee  
Mailing Address 520 Cameron Circle  
Clanton, AL 35120

Property Address Lot 12 Casa River Estates  
vacant land

Date of Sale 2/4/15  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 4,830<sup>00</sup>

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 Tax Assessor Value

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 K. McCall

Unattested

Sign K. McCall



Verified by

(Grantor/Grantee/Owner/Agent) circle one