


Send tax notice to:

THE SAFE HARBOR
MIDWEST-SOUTHERN TRUST
394 Oxford Way
Pelham, Alabama 35124

This instrument prepared by:
Steven M. Brom
Bachus & Brom, LLC
4908 Cahaba River Road
Suite 100
Birmingham, Alabama 35243
(205) 970-6747

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


20160627000221120 1/3 \$259.00
Shelby Cnty Judge of Probate, AL
06/27/2016 10:07:00 AM FILED/CERT

QUIT CLAIM DEED

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, EDWARDS FAMILY TRUST, hereinafter referred to as "Grantor," does hereby remise, release, quitclaim, grant and convey unto GARY F. EDWARDS and KARLA F. EDWARDS, TRUSTEES OR SUCCESSOR TRUSTEES, U/D/T DATED; SEPTEMBER 11, 1998, known as THE SAFE HARBOR MIDWEST-SOUTHERN TRUST, hereinafter "Grantee," the following lands and property, together with improvements located thereon, lying in the County of Shelby, Alabama, to wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 22 AND GO SOUTH 89 DEGREES 55 MINUTES 04 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID 1/4-1/4 SECTION FOR 1112.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 100.00 FEET; THENCE SOUTH 29 DEGREES 38 MINUTES 50 SECONDS WEST FOR 541.83 FEET; THENCE SOUTH 45 DEGREES 50 MINUTES 00 SECONDS WEST FOR 285.00 FEET TO THE EASTERLY BOUNDARY OF BIG OAK DRIVE; THENCE NORTH 44 DEGREES 12 MINUTES 00 SECONDS WEST FOR 220.00 FEET; THENCE GO NORTH 45 DEGREES 47 MINUTES 8 SECONDS EAST FOR 733.63 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Commonly known as: 158 Big Oak Drive, Maylene, Alabama [35114]. Located in the Windy Oaks subdivision.

SUBJECT TO:

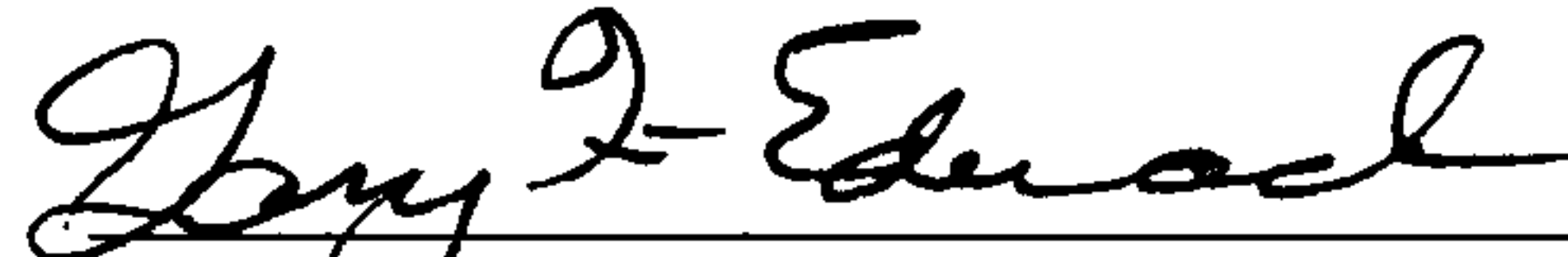
1. TAXES DUE, IF ANY, AND FOR SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.

Shelby County, AL 06/27/2016
State of Alabama
Deed Tax: \$239.00


THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

WITNESS my hand as Grantor this the 24th day of June, 2016.


Karla F. Edwards, Grantor

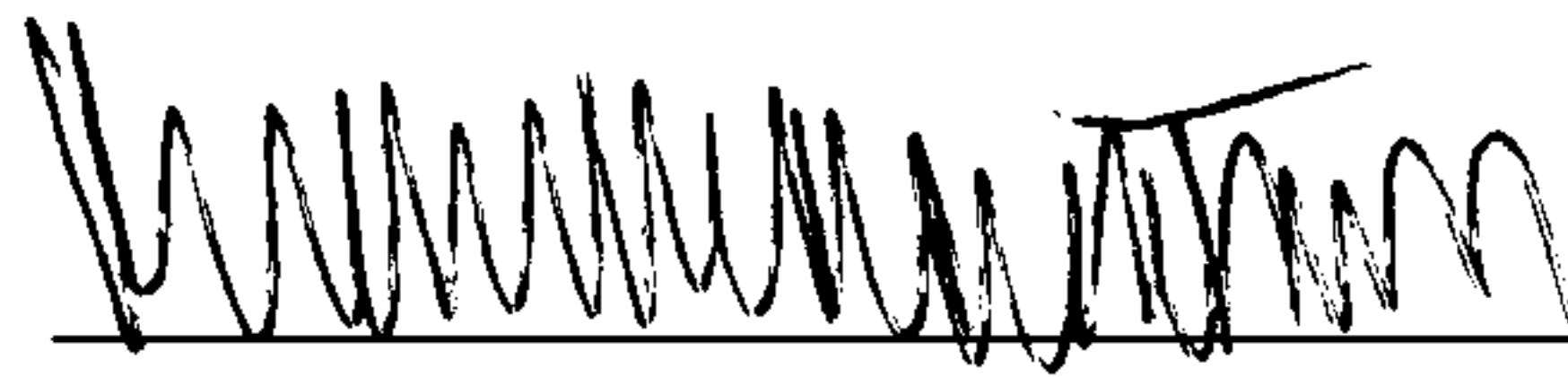

Gary F. Edwards, Grantor

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


20160627000221120 2/3 \$259.00
Shelby Cnty Judge of Probate, AL
06/27/2016 10:07:00 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karla F. Edwards and Gary F. Edwards, whose names as Trustees of THE EDWARDS FAMILY TRUST 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, in their capacity as such Trustees, on the day the same bears date.

Given under my hand and official seal, this the 24th day of June, 2016.


Notary Public

My Commission expires



Real Estate Sales Validation Form

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

Grantor's Name Edwards Family Trust
Mailing Address PO Box 563
Alabaster, AL 35007

Grantee's Name Safe Harbor Midwest Southern Trust
Mailing Address 394 Oxford Way
Pelham, AL 35124

Property Address 158 Big Oak Drive
Maylene, Alabama 35114


Date of Sale June 24, 2016
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 239,000

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


20160627000221120 3/3 \$259.00
Shelby Cnty Judge of Probate, AL
06/27/2016 10:07:00 AM FILED/CERT

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 06.24.2016

Print Karla F. Edwards

☐ Unattested

Sign

Karla F. Edwards
(Grantor/Grantee/Owner/Agent) circle one

(verified by)