


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)


20160627000221130 1/3 \$446.00
Shelby Cnty Judge of Probate, AL
06/27/2016 10:09:59 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, KARLA F. EDWARDS, a married individual, 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:

LOT 2644, ACCORDING TO THE AMENDED MAP OF WEATHERLY HIGHLANDS, THE LEDGES, SECTOR 26, PHASE TWO, AS RECORDED IN MAP BOOK 38, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.
3. DECLARATION OF PROTECTIVE COVENANTS FOR WEATHERLY HIGHLANDS, THE LEDGES SECTOR 26, PHASE ONE AS RECORDED IN INSTRUMENT NO. 2000-14750, AMENDED IN INSTRUMENT NO. 20110218000057290.
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20061212000602720 AND IN INSTRUMENT #20060828000422160.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT #1995-30791, INSTRUMENT # 1999-46871, DEED BOOK 33, PAGE 300 AND IN DEED BOOK 244, PAGE 587


AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

6. ARTICLES OF INCORPORATION OF WEATHERLY HIGHLANDS RESIDENTIAL, INC. AS RECORDED IN INSTRUMENT #20000504000147511.
7. COVENANTS AND AGREEMENTS FOR WATER SERVICE AND TAP FEE AS RECORDED IN INSTRUMENT #1995-6003.
8. NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET OUT IN INSTRUMENT #1995-6002, AND IN INSTRUMENT #1999-47153, IN INSTRUMENT #1993-37546 WITH ASSIGNMENT RECORDED IN INSTRUMENT #1993-40410.

The property herein conveyed is part of the homestead of Grantor. Grantor is married, and this conveyance is joined by both Husband and Wife.

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.


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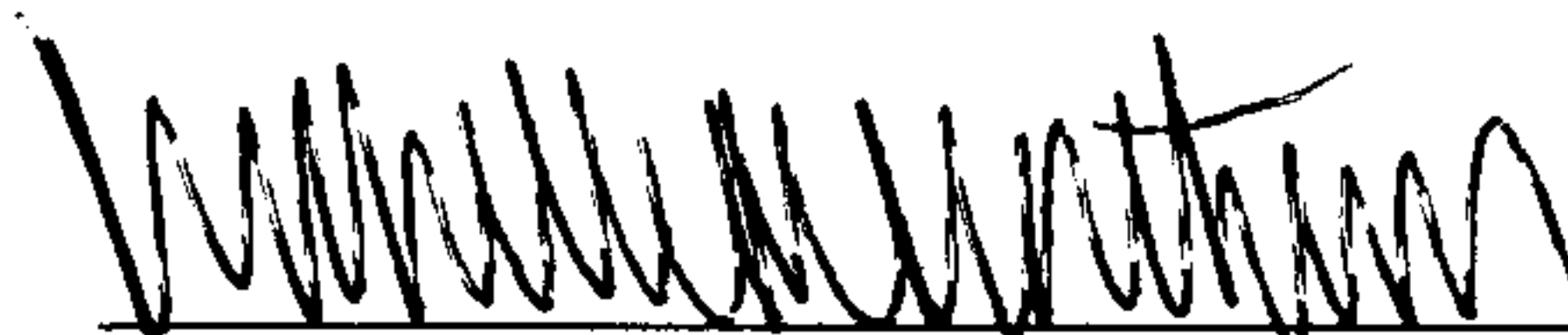

Karla F. Edwards, Grantor


Gary F. Edwards, Grantor

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

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 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.

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 Karla F. Edwards
Mailing Address 394 Oxford Way
Pelham, AL 35124

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


Property Address 394 Oxford Way
Pelham, AL 35124

Date of Sale June 24, 2016
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 426,000

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


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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

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1