


After Recording, Mail To:

Bruce Steven Smith and June Marie Ferguson Smith, as co-Trustees
5124 Jameswood Drive
Birmingham, AL 35244

This Document Prepared By:

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20170206000044220 1/3 \$255.00
Shelby Cnty Judge of Probate, AL
02/06/2017 10:58:16 AM FILED/CERT

Source of Title: Instr # 1998-37224

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON 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, we,

BRUCE S. SMITH and JUNE .F. SMITH, husband and wife, the GRANTORS,

Whose mailing address is 5124 Jameswood Drive, Birmingham, AL 35244;

hereby convey and quitclaim to

BRUCE STEVEN SMITH and JUNE MARIE FERGUSON SMITH, as co-Trustees of THE BRUCE AND JUNE SMITH LIVING TRUST, U/A dated December 14, 2016, the GRANTEE,

Whose mailing address is 5124 Jameswood Drive, Birmingham, AL 35244;

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

LOT 7, according to the survey of Jameswood, First Sector, as recorded in Map Book 10, Page 45, in the Office of the Judge of Probate, Shelby County, Alabama.

COMMONLY known as: 5124 Jameswood Drive, Birmingham, AL.

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

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

 X is homestead property of the said grantors

 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.

Shelby County, AL 02/06/2017
State of Alabama
Deed Tax: \$233.00

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 we have set our hands and seals this 14 day of December, 2016.

Bruce S. Smith
BRUCE S. SMITH

June F. Smith
JUNE F. SMITH

STATE OF ALABAMA

)

) ss.

COUNTY OF JEFFERSON

)



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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRUCE S. SMITH and JUNE F. SMITH, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the December 14, 2016.

[Signature]
NOTARY PUBLIC

My commission expires: 1/15/17

Real Estate Sales Validation Form

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

Grantor's Name Bruce Smith
Mailing Address 5124 Jameswood Dr
Birmingham 35244

Grantee's Name Bruce and Jane Smith, Trustees
Mailing Address same

Property Address 5124 Jameswood Dr
Birmingham, AL

Date of Sale 12/14/16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 232,900



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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

☐ 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 12/14/16

Print William G. Nolan

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1