

After Recording, Mail To:

Judy Moore Culverhouse and Lann Monroe Moore, as co-Trustees
1025 Barkley Drive
Hoover, AL 35242

Shelby County, AL 01/03/2018
State of Alabama
Deed Tax \$393.00

This Document Prepared By:

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Hoover, Alabama 35226
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20180103000001800 1/4 \$418.00
Shelby Cnty Judge of Probate, AL
01/03/2018 11:01:59 AM FILED/CERT

Assessor's Parcel Number: _____

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 grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

EVA SMITH CULVERHOUSE, an unmarried woman, the GRANTOR,

Whose mailing address is 1025 Barkley Drive, Hoover, AL 35242;

hereby conveys and quitclaims to

JUDY MOORE CULVERHOUSE and LANN MONROE MOORE, as co-Trustees of THE EVA SMITH CULVERHOUSE LIVING TRUST, U/A dated September 26, 2017, the GRANTEE,

Whose mailing address is 1025 Barkley Drive, Hoover, AL 35242;

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: 1025 Barkley Drive, Hoover, 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 grantor

 is **NOT** homestead property of the said grantor

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 seal this 26 day of September, 2017.



EVA SMITH CULVERHOUSE

STATE OF ALABAMA

)
) ss.
)

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EVA SMITH CULVERHOUSE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the September 26, 2017.



NOTARY PUBLIC

My commission expires: 1/15/21


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EXHIBIT A

LOT 55, according to the Survey of Barkley Square, as recorded in Map Book 27, page 32, in the Probate Office of Shelby County, Alabama

and more commonly known as 1025 Barkley Drive, Hoover, AL.


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Real Estate Sales Validation Form

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

Grantor's Name Eva Culverhouse
Mailing Address 1025 Barkley Dr.
Birmingham, AL
35242

Grantee's Name Eva Smith Culverhouse
Mailing Address Living Trust

Property Address 1025 Barkley
Birmingham, AL
35242

Date of Sale 9/26/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 392,900

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

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 1-3-18

Print Lawn M. Moore

☒ Unattested Karen Melsen
(verified by)

Sign Lawn M. Moore
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

