

This Document Prepared By:

WILLIAM G. NOLAN

Attorney at Law

Nolan Elder Law and Estate Planning LLC

1232 Blue Ridge Blvd

Hoover, Alabama 35226

2053900101

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,

JAMES D. SHANNON and DOLLIE R. SHANNON, husband and wife, the GRANTORS,

Whose mailing address is 4200 Eagle Crest Cove, Birmingham, AL 35242;

hereby conveys and quitclaims to

DAVID ALAN RIKARD and JAMES DEWEY SHANNON, JR., as co-Trustees THE SHANNON FAMILY RESIDENCE TRUST, whose mailing address is 2823 Highland Avenue South Apartment B, Birmingham, AL 35205;

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

Lot 409, according to the Survey of Eagle Point Fourth Sector, as recorded in Map Book 17, Page 116, in the Probate Office of Shelby County, Alabama.

COMMONLY known as: 4200 Eagle Crest Cove, Birmingham, AL 35242

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 Trustees have 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.

Shelby County, AL 05/21/2018
State of Alabama
Deed Tax: \$332.00


20180521000174030 1/3 \$354.00
Shelby Cnty Judge of Probate, AL
05/21/2018 09:46:00 AM FILED/CERT

IN WITNESS WHEREOF, WITNESS we have set our hands and seal this 15 day of May, 2018.

James D. Shannon
JAMES D. SHANNON

Dollie R. Shannon
DOLLIE R. SHANNON

STATE OF ALABAMA)
) ss.
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES D. SHANNON AND DOLLIE R. SHANNON**, 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 May 15, 2018.

[Signature]
NOTARY PUBLIC

My commission expires: 1/15/21

20180521000174030 2/3 \$354.00
Shelby Cnty Judge of Probate, AL
05/21/2018 09:46:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James D. Shannon + Dollie R. Shannon Grantee's Name David Alan Mikard and James Dewey
Mailing Address 4200 Eagle Crest Cove Mailing Address Shannon Jr as co Trustees of the
Birmingham, AL 35242 Shannon Family Residence Trust
2823 Highland Ave. S. Apt B
Birmingham
Property Address 4200 Eagle Crest Cove Date of Sale 5/15/2018
Birmingham, AL 35242 AL, 35205
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 331,960.00

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 Jefferson Citizens Portal
☐ 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 5/15/2018

Print

BriAnn Joyner

Unattested

Sign

BriAnn Joyner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180521000174030 3/3 \$354.00
Shelby Cnty Judge of Probate, AL
05/21/2018 09:46:00 AM FILED/CERT