

This instrument was prepared by:
J. Thomas Martin, Attorney at Law
P.O. Box 36474
Birmingham, AL 35236

Send tax notice to:
Patricia C. Bird
PO Box 1410
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

**PERSONAL REPRESENTATIVE
QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That I, **Patricia Ann Cauthen Bird, AKA Patricia C. Bird**, as **Personal Representative of the Estate of Sidney Maurice Bird, Jr.** in Case Number PR-2018-000289 in the Probate Court of Shelby County, Alabama, herein referred to as Grantor, **per the Will of the Estate of Sidney Maurice Bird, Jr.**, and for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to the Grantor in hand paid by **Patricia C. Bird**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto the said Grantee all of the right, title, interest, and claim of the Estate of Sidney Maurice Bird, Jr. in and to the following real estate lying and being in the County of Shelby, State of Alabama, and particularly described on Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the above granted premises unto the said Grantee, Patricia C. Bird, her heirs and assigns forever.

Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

IN WITNESS WHEREOF, I have hereunto my hand and affixed my seal as the Personal Representative of the Estate of Sidney Maurice Bird, Jr. on this the 13 day of November, 2018.

Patricia Ann Cauthen Bird

Patricia Ann Cauthen Bird, AKA
Patricia C. Bird, Personal
Representative of the Estate of Sidney
Maurice Bird, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Ann Cauthen Bird, AKA Patricia C. Bird in her capacity as Personal Representative of the Estate of Sidney Maurice Bird, Jr., the Grantor, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2018.

J. Thomas Martin
Notary Public
My Commission Expires: 1/8/20

SOURCE OF TITLE:
Book 256, Pages 540-541
Affidavit Recordings: Instrument 20181106000393370 &
Instrument 20181106000393360



20181226000449160 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/26/2018 02:59:27 PM FILED/CERT

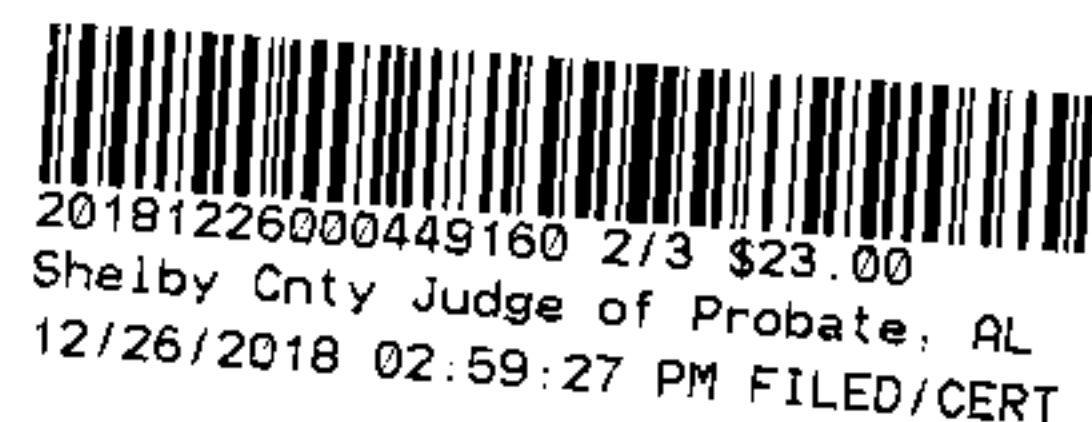
EXHIBIT A
BIRD DEED

BEG 1030 W OF NE COR SW1/4; SLY236 E355(S) SE345(S) E220(S) S315(S) WLY210(S)S50(S) W470(S) N210(S) W210(S) S630(S) W430(S) N420(S) W208.56 S298.56 WLY85(S) TO W ROW CO RD #34 W95(S) S130(S) NLY90(S) NWLY70(S) NELY140(S) NWLY1130(S) NWLY100(S) TO N/L SD 1/4 E TO ROW SD RD SELY ALG RD 420(S) E210(S) NWLY420(S) TO N/L SD 1/4 E1190(S) TO POB.

Shelby County, Alabama, Parcel # 21 6 23 3 001 004.000.

Being the same Property as recorded in Shelby County, Alabama, Book 256, Pages 540 and 541.

Further, Grantee's name, Bird Building Material Company, in the above referenced recorded Deed is clarified and corrected to Sidney Maurice Bird, Jr. in Shelby County, Alabama, Affidavit Recordings: Instrument #20181106000393370 & Instrument #20181106000393360.



Real Estate Sales Validation Form

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

Grantor's Name Patricia Ann Canther Bird Grantee's Name Patricia C. Bird
Mailing Address Personal Representative, Sidney Mailing Address PO Box 1410
Maurice Bird, Jr. Estate Calera, AL 35040
PO Box 1410, Calera, AL 35040
Property Address Meters and Bounds Date of Sale Transfer 11/13/18
no street address Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 106,400.00

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 Tax Assessment 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 12/13/18

Print J Thomas Martin

Unattested

Sign J Thomas Martin
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

