

After Recording Send Tax Notice To:

Michael A. Franks  
221 Narrows Point Drive  
Birmingham, AL, 35242

20190523000176360  
05/23/2019 09:00:09 AM  
QCDEED 1/5

## **QUITCLAIM DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

COUNTY OF ~~JEFFERSON~~ **SHELBY**

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Michael Alan Franks**, an married man, **Paul Norman Franks**, a married man, **Deborah Franks Acton**, a married woman, and **Barry Keith Franks**, an unmarried man, (herein referred to as grantor) who certify that the property conveyed hereby DOES NOT constitute our homestead, do hereby release, quitclaim, and convey unto **Michael A. Franks, Paul N. Franks, and Barry Keith Franks, Trustees of the FRANKS FAMILY TRUST** dated September 25, 2018 (herein referred to as grantee) the real estate, SUBJECT TO the reservations stated below, described below situated in Shelby County, Alabama, to wit.

***Lot 18, in Block 4, Oak Mountain Estates, Second Sector, according to Map as recorded in Map Book 5 on Page 76 in the Probate Office of Shelby County, Alabama.***

And being the same property conveyed to grantors herein by deed from Ruby R. Franks dated April 26, 2005.

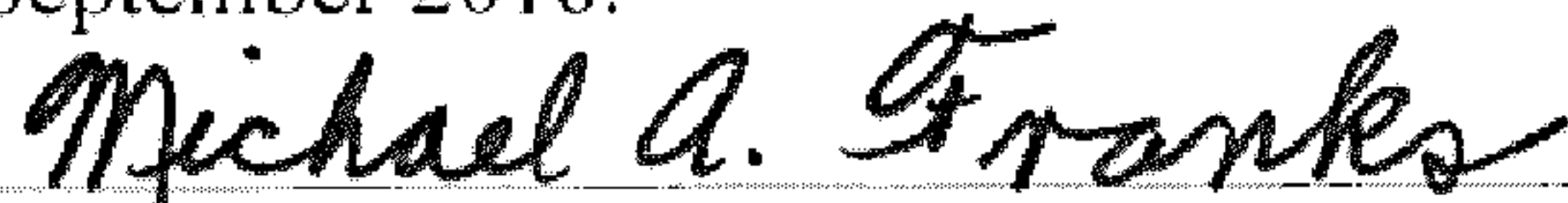
And being the same property whose street address is 509 Overhill Drive, Pelham, AL 35124.

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

To have and to hold to the said grantee and her assigns forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

IN WITNESS WHEREOF, **MICHAEL ALAN FRANKS** has hereunto set my hand and seal, this 25th day of September 2018.



**MICHAEL ALAN FRANKS**

STATE OF ALABAMA


General Acknowledgement

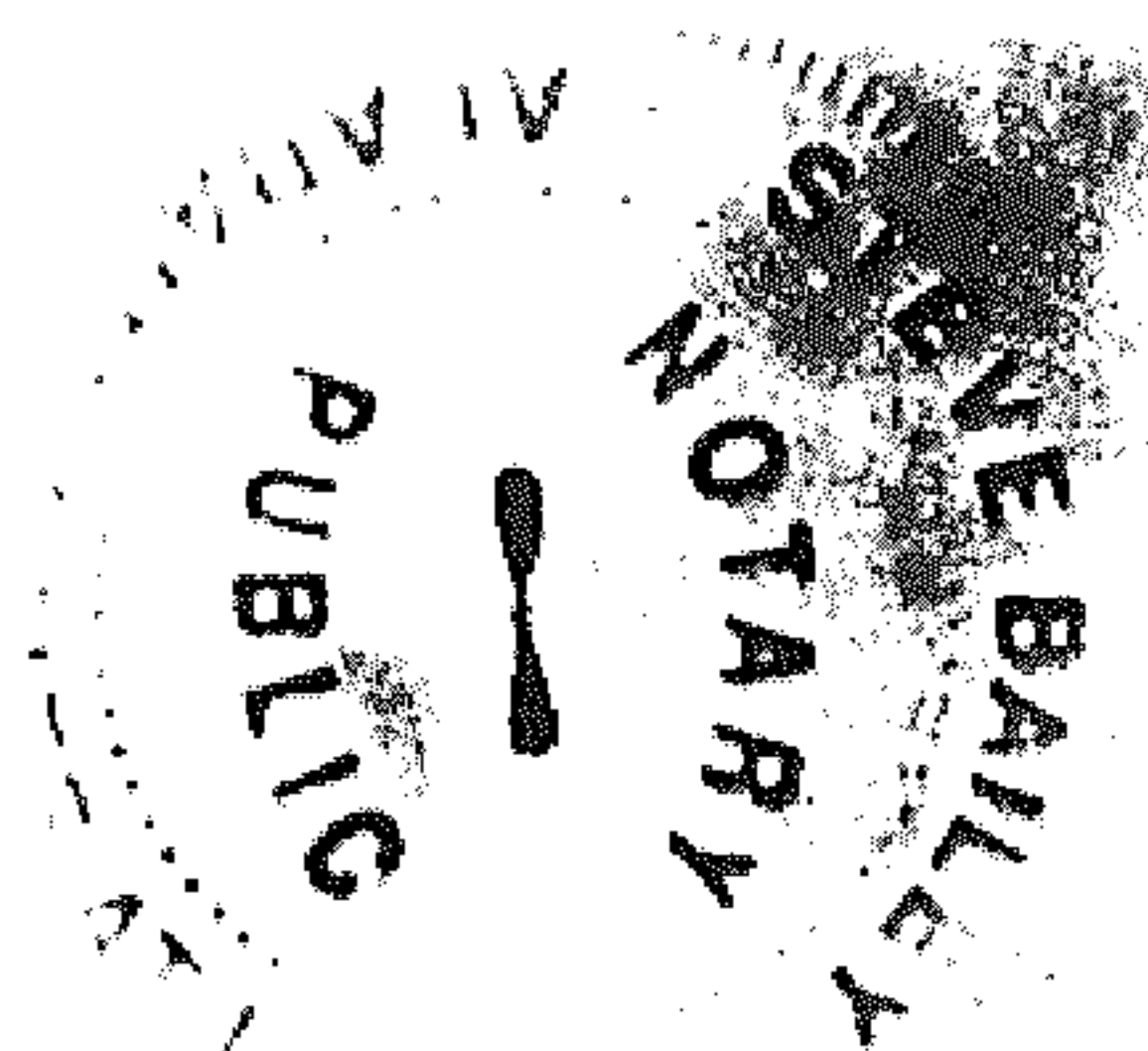
COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL ALAN FRANKS, PAUL NORMAN FRANKS, DEBORAH FRANKS ACTON**, and **BARRY KEITH FRANKS** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL

Given under my hand and official seal of office this 25<sup>TH</sup> day of September 2018.

  
\_\_\_\_\_  
Steve Bailey, Notary Public  
2100 Providence Park, Suite 200  
Birmingham, AL 35242  
My commission expires June 22, 2022



IN WITNESS WHEREOF, PAUL NORMAN FRANKS has hereunto set my hand and seal, this 10 day  
of OCTOBER 2018.

Paul Norman Franks

PAUL NORMAN FRANKS

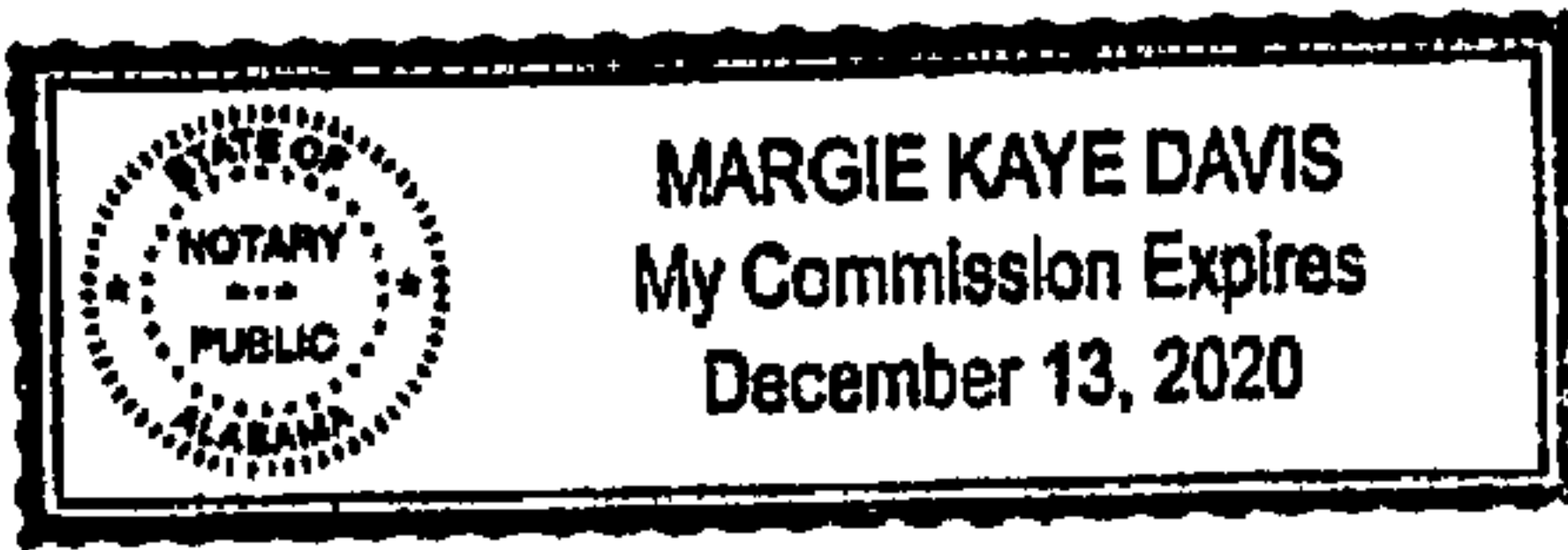
STATE OF Alabama

General Acknowledgement

COUNTY OF Baldwin

I, Margie Kaye Davis, a Notary Public in and for said County, in said State, hereby certify that PAUL NORMAN FRANKS whose name is signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office this 10<sup>th</sup> day of  
October 2018.

Margie Kaye Davis  
Notary Public

My commission expires 12-13-20

IN WITNESS WHEREOF, BARRY KEITH FRANKS has hereunto set my hand and seal, this 10 day  
of October 2018.

Barry Keith Franks  
BARRY KEITH FRANKS

STATE OF Alabama

General Acknowledgement

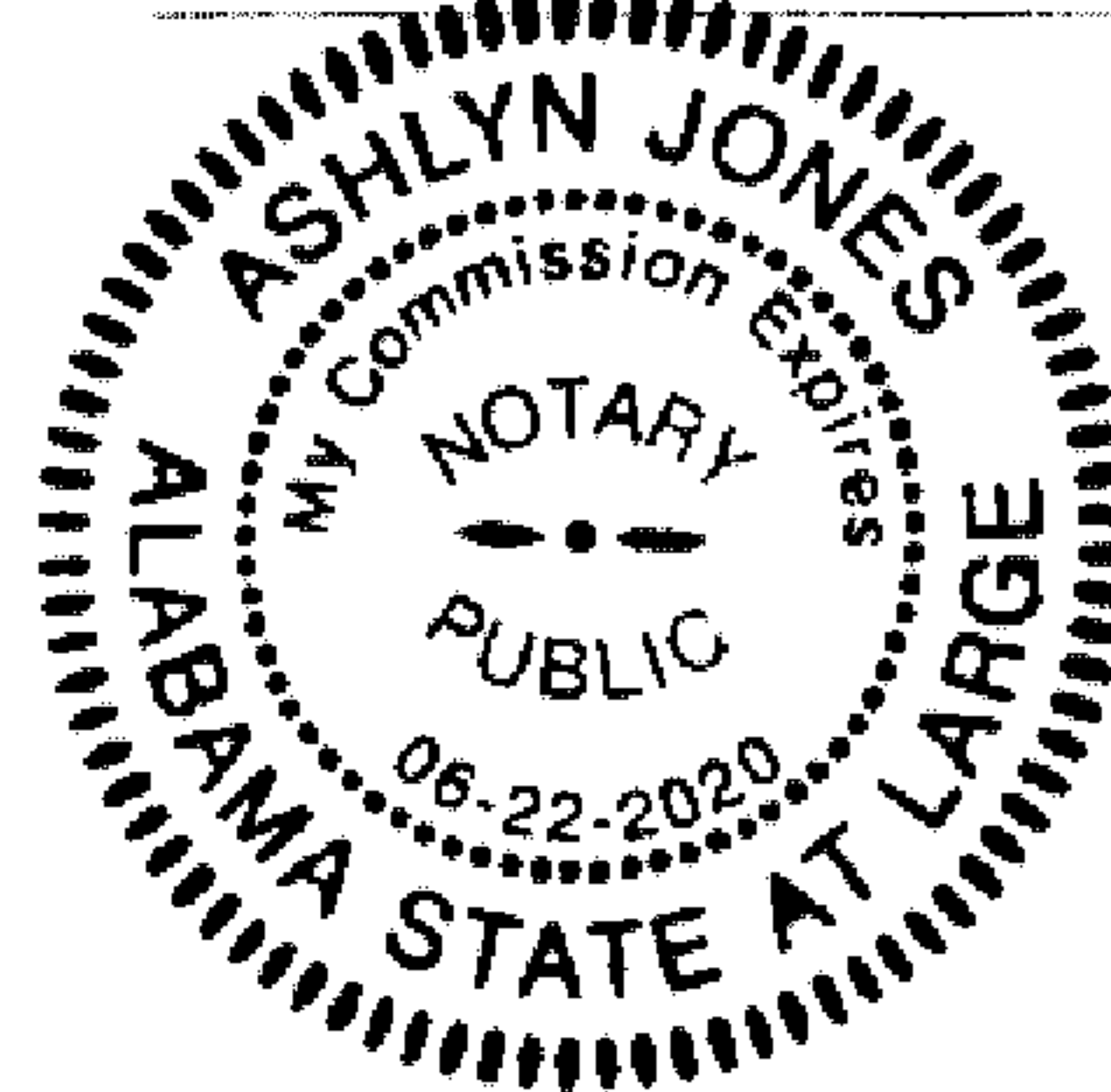
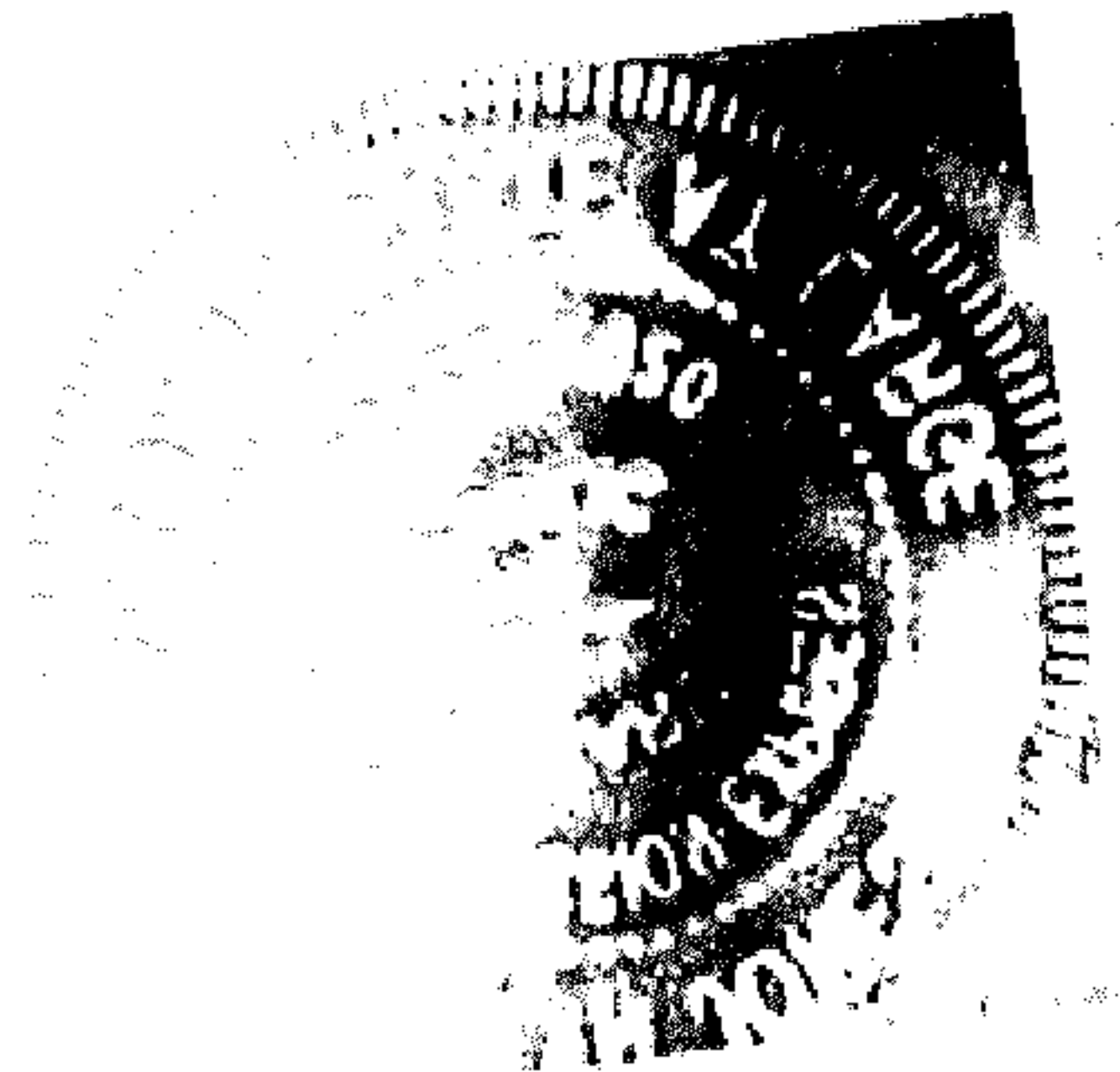
COUNTY OF Shelby

I, Ashlyn Jones, a Notary Public in and for said County, in said State, hereby certify that BARRY  
KEITH FRANKS whose name is signed to the foregoing conveyance and who are known to me, acknowledged  
before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on  
the day the same bears date.

NOTARY STAMP / SEAL

Given under my hand and official seal of office this 10<sup>th</sup> day of  
October 2018.

Ashlyn Jones  
Notary Public  
My commission expires 6-22-20





IN WITNESS WHEREOF, **DEBORAH FRANKS ACTON** has hereunto set my hand and seal, this \_\_\_\_\_

day of October 9, 2018.

*Deborah Franks Acton*  
**DEBORAH FRANKS ACTON**

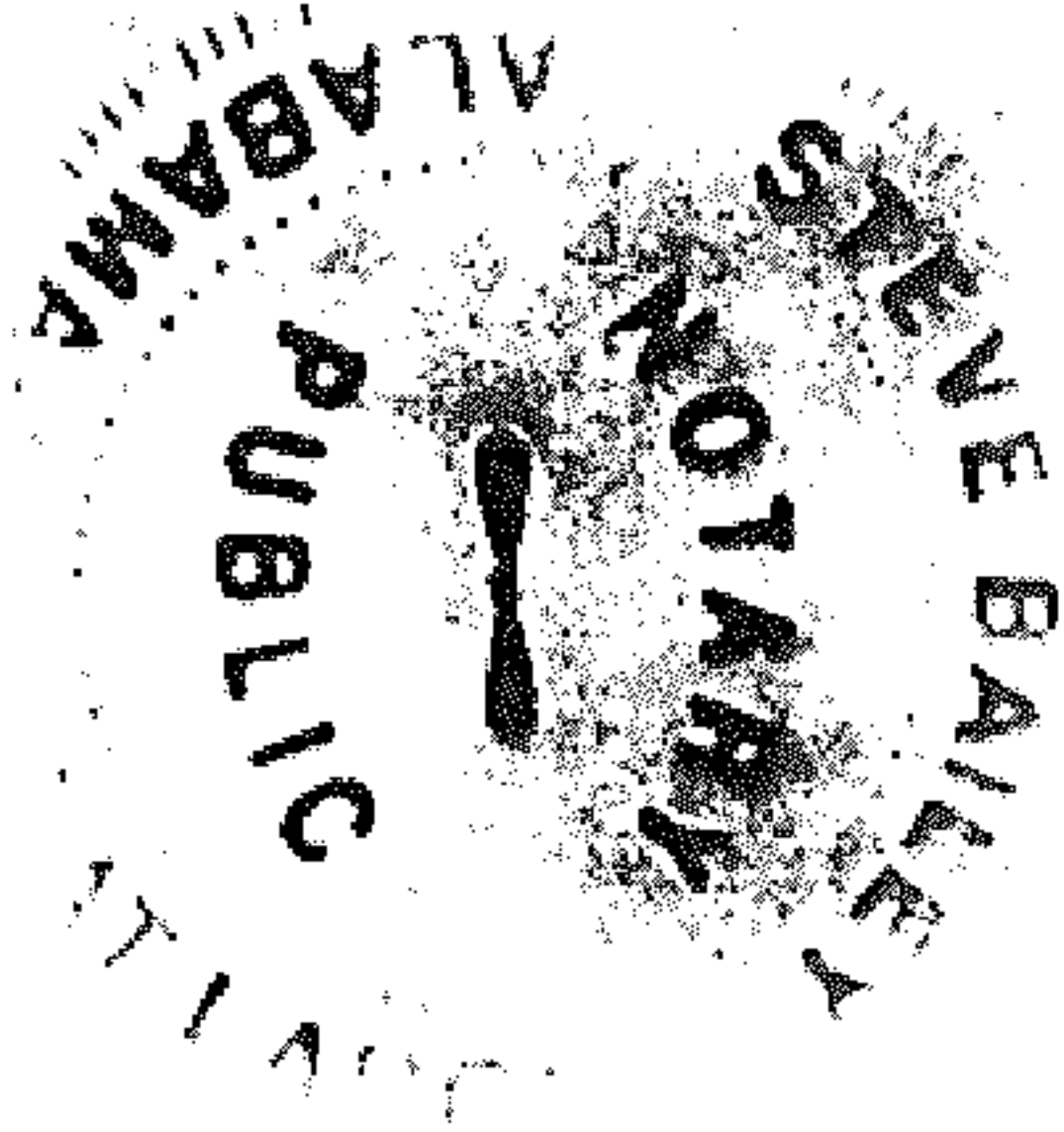
STATE OF Alabama

General Acknowledgement

COUNTY OF Shelby

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **DEBORAH FRANKS ACTON** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office this 9<sup>th</sup> day of October 2018.

*S. Bailey*  
Notary Public  
My commission expires June 22, 2022

**This Document Prepared By:**

Steve Bailey  
2100 Providence Park, Suite 200  
Birmingham, AL 35242  
205-263-5060  
steve@stevebaileyal.com

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

Grantor's Name Michael, Paul, Barry Franks  
and Deborah Acton  
Mailing Address 1021 Narrows Point  
Drive Birmingham,  
AL 35242

Grantee's Name Franks Family Tru  
Mailing Address 1021 Narrows Point  
Drive Birmingham,  
AL 35242

Property Address 509 Overhill Drive  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 133,280

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 \_\_\_\_\_

☐ 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 09/25/2018

Print Steve Bo. Co.

Sign [Signature]

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/23/2019 09:00:09 AM  
\$162.50 CHARTY  
20190523000176360

(verified by)

Print Form

Allen S. Boyd