

Send Tax Notice to:
Carl R. and Eunice J. Vance
1510 Second Avenue
Calera, AL 35040

STATE OF ALABAMA)

SHELBY COUNTY)

TRUSTEES QUITCLAIM DEED

THIS IS A TRUSTEE'S QUITCLAIM DEED executed and delivered, by Betty Landess and Dena G. Nelson, as Co-Trustees of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto (hereinafter referred to as "**Grantor**"), to **Carl R. Vance and Eunice J. Vance, a married couple as joint tenants with rights of survivorship** (hereinafter referred to as "**Grantee**").

WHEREAS, the property which is more particularly described herein (the "**Property**") was conveyed to the Grantor by a Deed filed with the Shelby County Judge of Probate on May 22, 2019, recorded at 20190522000175990;

WHEREAS, the Mary B. Anderson Living Trust ("Trust") was created by an Agreement dated August 19, 1994 and amended on November 22, 2010 and August 28, 2012 (as amended, the "**Trust Agreement**");

WHEREAS, pursuant to the Trust Agreement, Betty Landess and Dena G. Nelson are the Co-Trustees of the Trust;

WHEREAS, the Grantor desires through this conveyance to transfer the Property to the Grantee.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are acknowledged, the Grantor remises, releases, quitclaims and conveys unto Grantee, all of Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 5, Block 105, District 3 of Section 16 of Township 22S, Range 02W in the Dustans Sub Division of the City of Calera in Shelby County, Alabama.

Parcel # 28 5 16 3 001 005.000

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

The Grantor intends by the execution of this conveyance to vest title in and to the Property in Grantee.

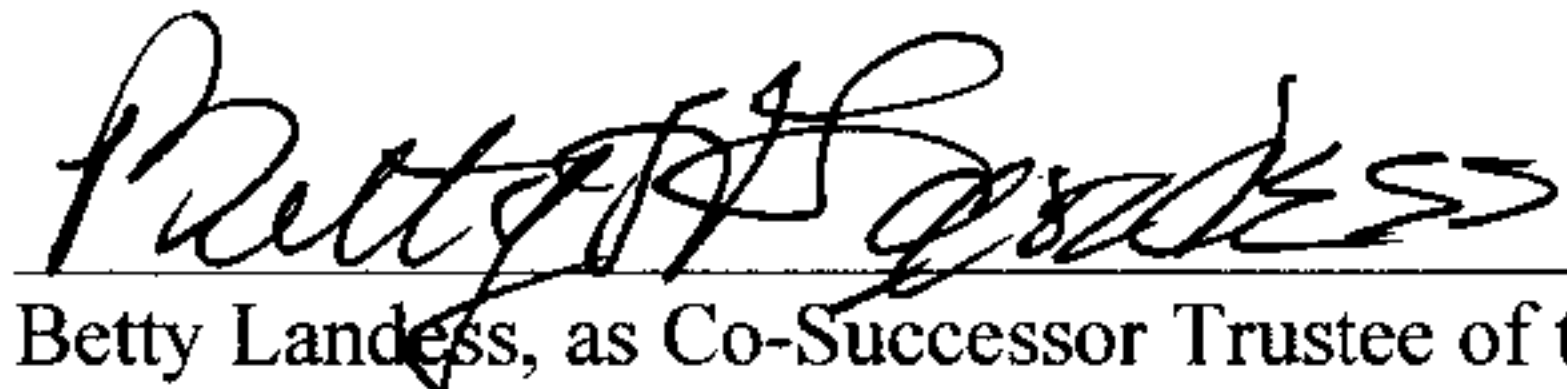
Shelby County, AL 05/28/2019
State of Alabama
Deed Tax: \$27.00


20190528000180860 1/5 \$55.00
Shelby Cnty Judge of Probate, AL
05/28/2019 09:55:09 AM FILED/CERT

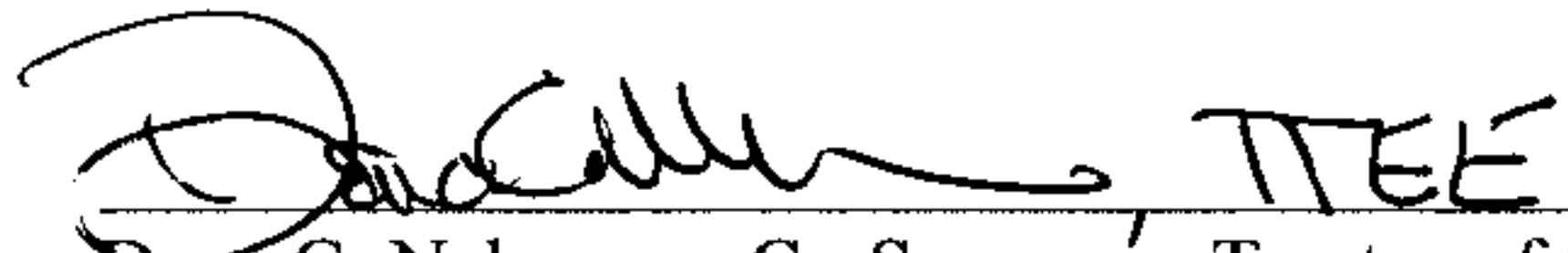
This instrument is executed by Betty Landess and Dena G. Nelson solely in their capacity as Co-Trustees of the Grantor, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of each of the undersigned in her individual capacity, and each of the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Co-Trustee of the Trust as aforesaid.

May IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 10 day of May, 2019.

GRANTOR:



Betty Landess, as Co-Successor Trustee of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto




Dena G. Nelson, as Co-Successor Trustee of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

**THIS INSTRUMENT PREPARED BY
(without the benefit of a Title Search):**

Amy D. Adams
1901 6th Ave N, Suite 1500
Birmingham, Alabama 35203-5202



20190528000180860 2/5 \$55.00
Shelby Cnty Judge of Probate, AL
05/28/2019 09:55:09 AM FILED/CERT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

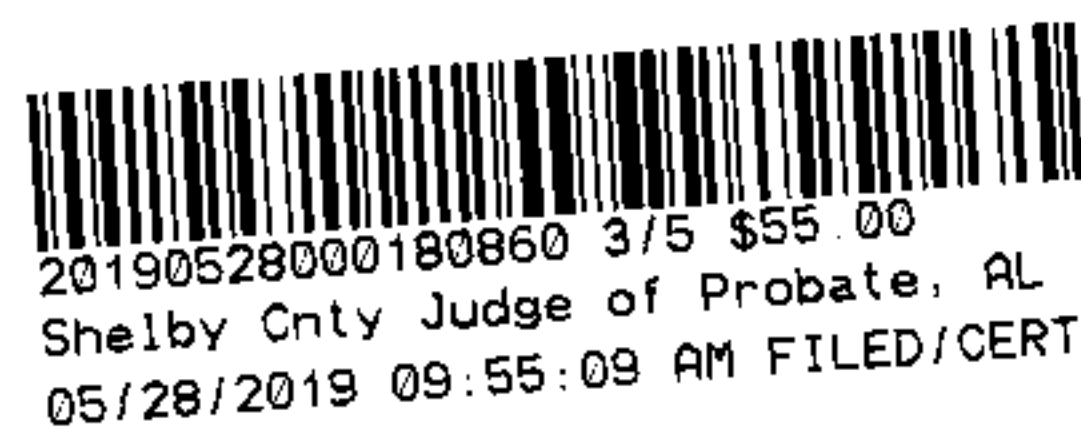
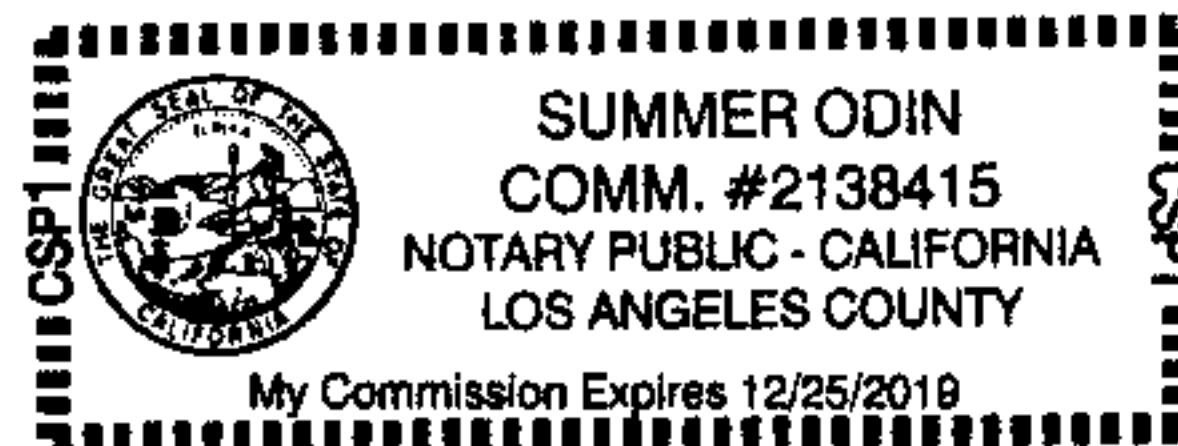
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On May 10, 2019, before me, Summer Odin, a Notary Public, personally appeared BETTY LANDESS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



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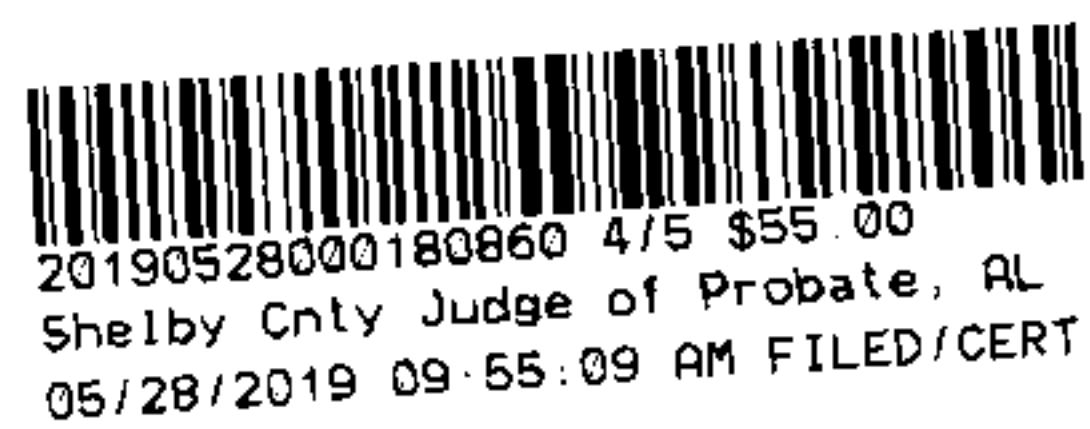
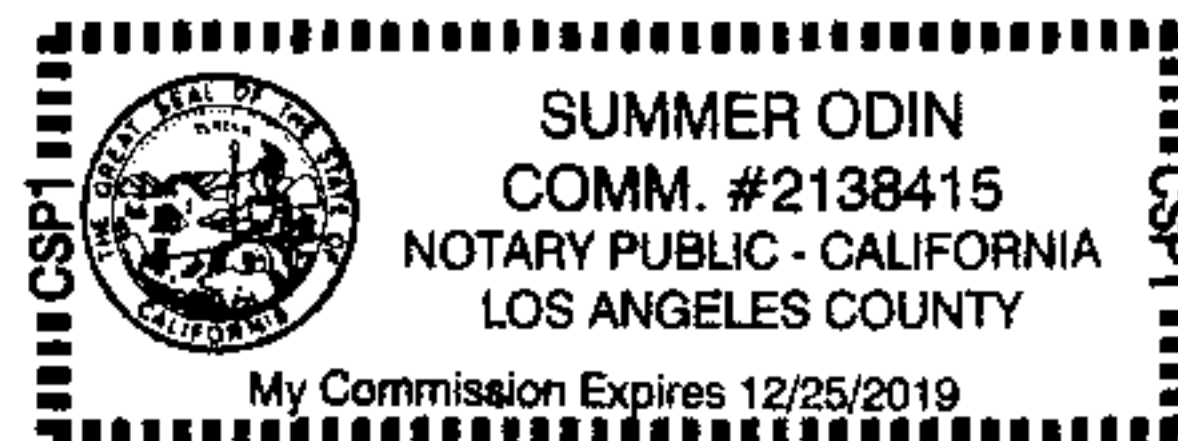
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Real Estate Sales Validation Form

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

Grantor's Name: Mary Anderson Living Trust
Mailing Address: 225 Vance Street
Pacific Palisades, CA 90272

Grantee's Name: Carl and Eunice Vance
Mailing Address: 1510 Second Avenue
Calera, AL 35040

Property Address not available

Date of Sale: not applicable

Total Purchase Price:

or

Actual Value:

or

Assessor's Market Value: \$26,520

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 county tax assessor

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 Code of Alabama 1975 § 40-22-1 (h).

Date

10/May/2019

Unattested

(verified by)

Print Betty Landess

Sign

Betty Landess
(Grantor/Grantee/Owner/Agent) circle one

