

This instrument was prepared by:
Stella Tipton, Esq.
2363 Lakeside Dr.
Birmingham, Alabama 35244

Send Tax Notice to:

Thomas C. Vinzant II
321 Creekside Lane
Pelham, AL 35124

TITLE NOT EXAMINED

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Thomas C. Vinzant II, the Grantee herein, the receipt of which is hereby acknowledged, Catherine Anne Vinzant acting as Trustee of the Vinzant Family Trust and the Vinzant Property Trust dated April 30, 2013 (hereinafter called the Grantors) hereby RELEASE, QUITCLAIM, GRANT, SELL, AND CONVEY to ~~(hereinafter called Grantee)~~, all of the Grantors' right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to wit:

Thomas C. Vinzant, II
Lot 162, according to the Final Plat of Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36, Page 55, in the office of the Judge of Probate of Shelby county, Alabama.

The preparer has rendered no opinion as to the accuracy of said description or the status of the title of the land conveyed or the necessity to quit claim the property.

PROPERTY IS NOT HOMESTEAD OF GRANTORS.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 31st day of December, 2018.



20190605000195140 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
06/05/2019 01:16:36 PM FILED/CERT

Vinzant Family Trust

Catherine Anne Vinzant
By: Catherine Anne Vinzant
in her capacity as the Trustee of
Vinzant Family Trust and the Trustee of
the Vinzant Property Trust

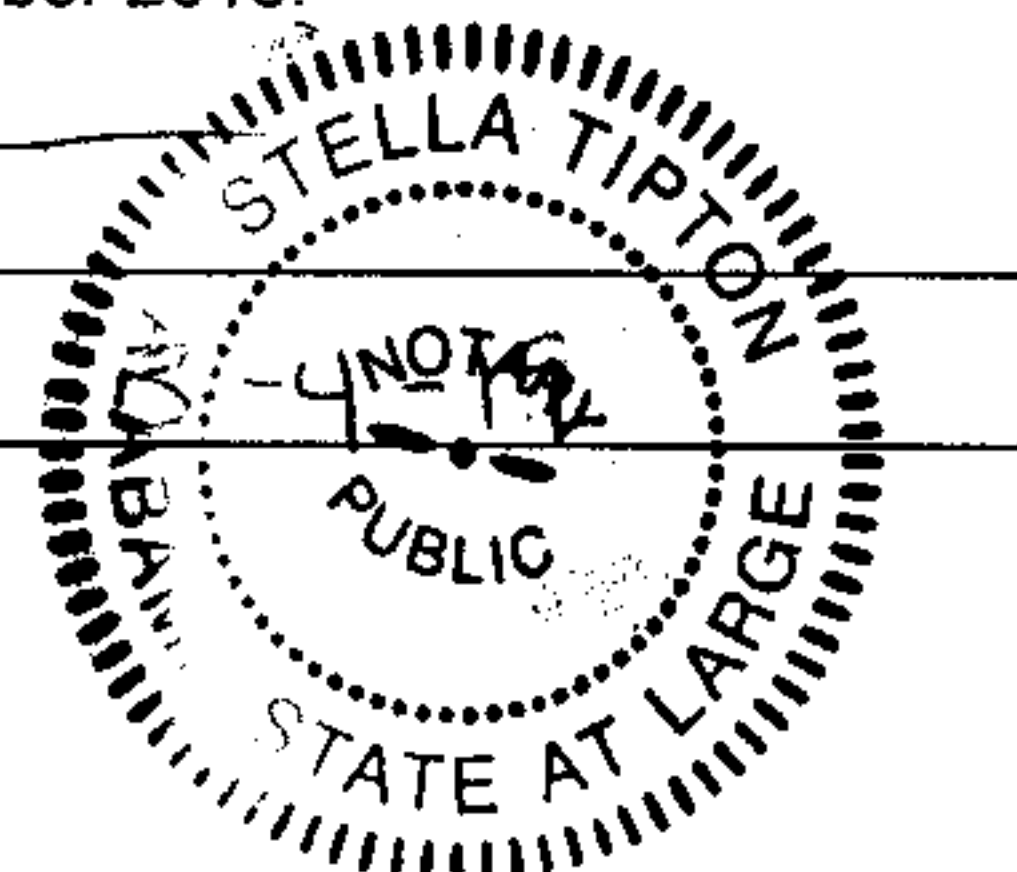
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Catherine Anne Vinzant, acting in her capacity as the duly nominated Trustee of the Vinzant Family Trust and the Vinzant Property Trust whose names are signed to the foregoing conveyance, and are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of December 2018.

Shelby County, AL 06/05/2019
State of Alabama
Deed Tax: \$86.00

Stella Tipton
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name VINEANT FAMILY TRUST
Mailing Address 2363 Lakeside Dr.
Prichard, AL 35244

Grantee's Name Thomas C. Vineant III
Mailing Address 321 Creekside Lane
Prichard, AL 35244

Property Address 321 Creekside Lane

Date of Sale Transfer 1/2 interest

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 26,000

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

Transfer 1/2 interest out of trust

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 _____

Print Stella Lipton

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1