


Prepared By:
Randy Millinger

After Recording Return To:
1251 Old Cahaba Trace
Helena, Alabama 35080


20190809000287310 1/5 \$136.00
Shelby Cnty Judge of Probate, AL
08/09/2019 08:57:49 AM FILED/CERT

Shelby County, AL 08/09/2019
State of Alabama
Deed Tax:\$109.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 09, 2019 THE GRANTOR(S),

- Randy Millinger, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Bobbi Millinger and Randy Millinger, a married couple, residing at 1251 Old Cahaba Trace, Helena, Shelby County, Alabama 35080

the following described real estate, situated in Helena, in the County of Shelby, State of Alabama

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.


TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 13 4 20 2 002 128.000

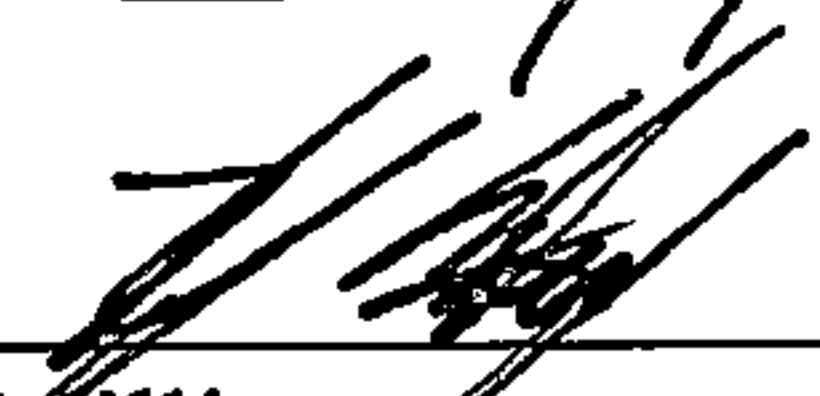
Mail Tax Statements To:
Randy Millinger
1251 Old Cahaba Trace
Helena, Alabama 35080

[SIGNATURE PAGE FOLLOWS]


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Grantor Signatures:

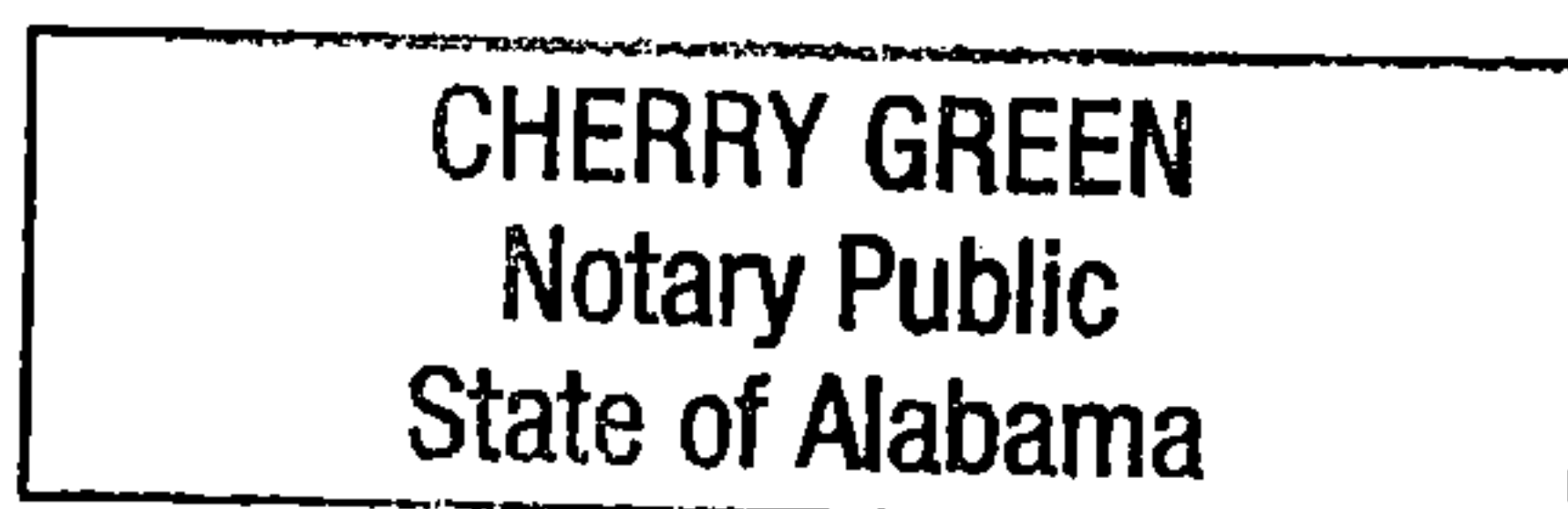
DATED: 8/9/19

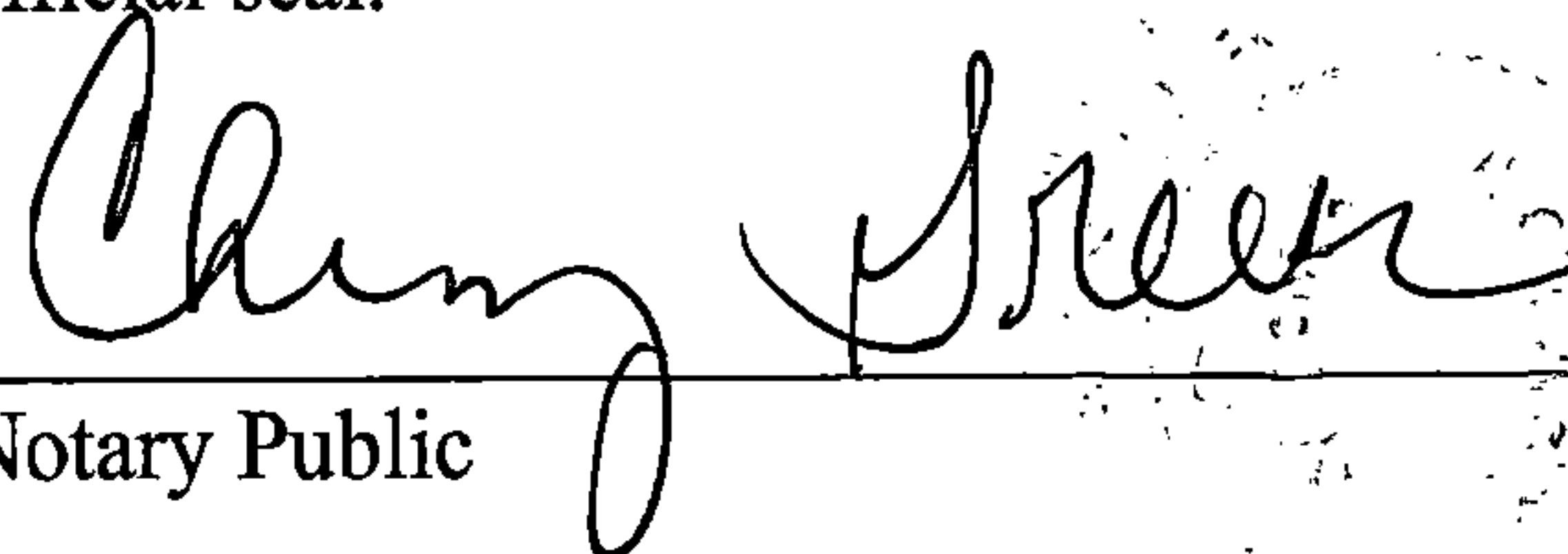

Randy Millinger
1251 Old Cahaba Trace
Helena, Alabama, 35080

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 9th day of August, 2019, before me,
Cherry Green, personally appeared Randy Millinger, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.




Notary Public

Title (and Rank)

My commission expires 3-28-22



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DON ARMSTRONG
PROPERTY TAX COMMISSIONER
P. O. BOX 1269
COLUMBIANA, ALABAMA 35051



PA060749

ParcelNo: 13 4 20 2 002 128.000
Owner: MILLINGER RANDY
Address: 1251 OLD CAHABA TRCE
HELENA AL 35080

Appl. Date: 7/3/2019 8:16:40 AM
Tax Year: 2020
Status: COMPLETED

Case No.: PA060749
Assessor: KAREN MELSEN
Old Owner: JACKSON RITA

Assessment Summary

AssessmentInfo

Exempt Code: 10
Mun Code: 06
Over65 Code:
Disability Code:
Prop Class: 3
School Dist: 2
School Dist2:
ClassTax Year: 2020
ExemptTax Year: 2020
Class Use:
Eff. Date: 5/23/2019
Instr.Nbr: 20190524000179080
Sale Price: \$219,600.00
Remarks:

Legal Desc

SEC: 20
TWP: 20S
RNG: 03W
Deed Acr: 0.000
Est Acr: 0.000
Plat Bk: 27
Page: 052
SubName: OLD CAHABA OAK RIDGE
SECTOR 2ND ADDITION
Lot: 368
Block:
Sector:
Phase:
Tract:
Remarks:

Improvement

Const Began:
SQ.FT:
Rooms:

Const Completed:
Story:

BathRooms

FullBath:
Fx5WHP:
4FxWP:
3Fx:
Ext. Type:

Half Bath:
5Fx:
4Fx:
2Fx:
HVACType:

Flooring

FLCarpet:
FLHarwood:

FLVinyl:
FLEtc.:

Fire Place

FPPrefab:

FPRregular:

Basement

BSMTFull:
BSMTUnfinished:

BSMTPartial:

Upper Floor

UP2:
H050:

H075:
HUnfinished:

Decal Number

Property Address

1251 OLD CAHABA TRACE
HELENA AL 35080

Oath to be administered to Taxpayer, "I do solemnly swear that the foregoing list of property returned by me **MILLINGER RANDY** is a full And complete return of all the property owned by **MILLINGER RANDY** Or in which **MILLINGER RANDY** had any interest whatever, the situs of which for taxation, or exemption from Taxation is This county, on the first of October of the present year, and that the statement of the amount of fire insurance carried hereon is correct, and that the names and, where known, the addresses of companies, firms, associations, exchanges or other organizations carrying such insurance are correct to my personal knowledge, and of the improvements on lands listed in the foregoing scheme so help me God. **MILLINGER RANDY** Subscribed and sworn to before me this the 3 day of JULY 2019.

KAREN MELSEN I hereby certify that before taking the foregoing assessment list, I administered the oath required to be administered under Section 32, Revenue Act 1935, to taxpayer or agent making this return that I interrogated the said party as the law directs in regard to the same.

OWNER

ACCEPTED BY

PROPERTY TAX COMMISSIONER



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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 Randy Millinger Grantee's Name Randy and Bobbi Millinger
Mailing Address 1251 Old Cahaba Trace Mailing Address 1251 Old Cahaba Trace
Helena, AL Helena, AL
35080 35080

Property Address 1251 Old Cahaba Trace Date of Sale 8-9-19
Helena, AL Total Purchase Price \$ _____
35080 or
Actual Value \$ _____
or
Assessor's Market Value \$ 217,200.00
12 108,600.00

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
☐ 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 8-9-19

Print Randy Millinger

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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