

20200205000049220
02/05/2020 03:05:08 PM
DEEDS 1/4

After Recording, Mail To:

Deborah Perry Fisher, as Trustee
4020 Lenox Rd
Birmingham, AL 35213

This Document Prepared By:

WILLIAM G. NOLAN
Attorney at Law
Nolan Elder Law, LLC
1232 Blue Ridge Blvd.
Hoover, Alabama 35226
205/390-0101

Assessor's Parcel Number: _____

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

BARBARA M. PERRY, a widow, the GRANTOR,

Whose mailing address is 2435 Columbiana Rd, Apt 3021, Birmingham, AL 35216;

hereby convey and quitclaim to

DEBORAH PERRY FISHER as Trustee of THE BARBARA M. PERRY RESIDENCE TRUST, U/A dated January 31, 2020, the GRANTEE,

Whose mailing address is 4020 Lenox Rd, Birmingham, AL 35213;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 45108 Hwy 25, Vincent, AL 35178.

TO have and to hold to the said grantee and grantee's successors and assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

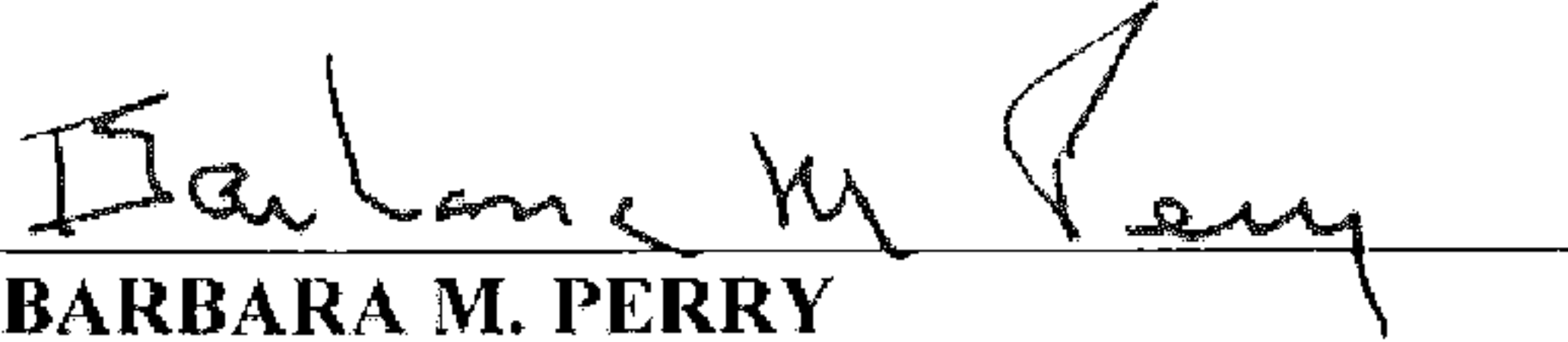
 is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS I have set my hand and seal this 31st day of January, 2020.

GRANTOR:


BARBARA M. PERRY

STATE OF ALABAMA

)

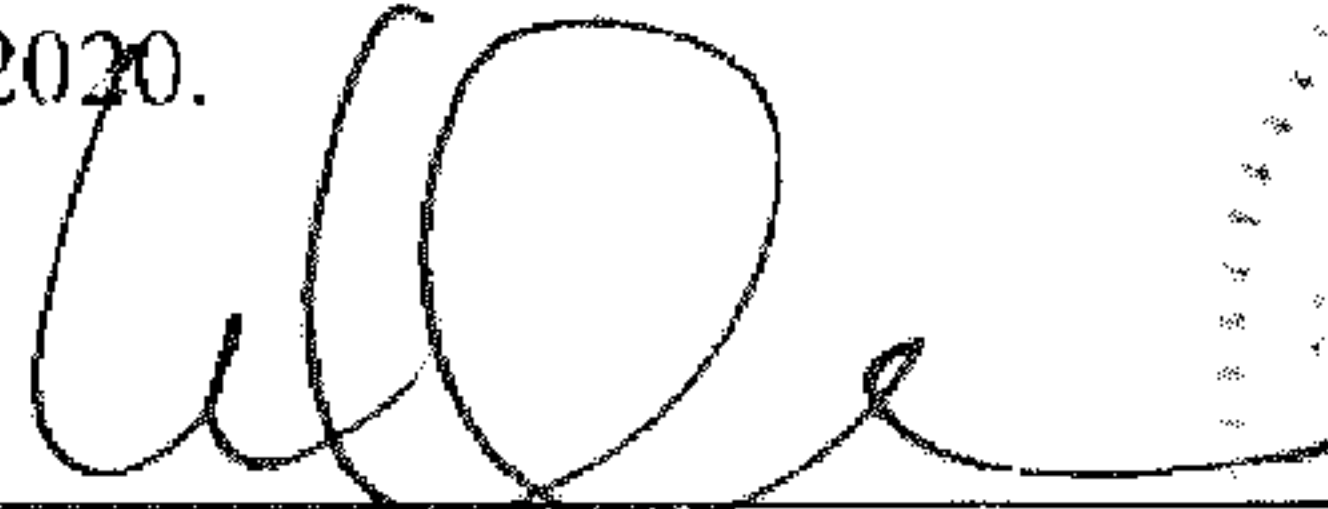
) ss.

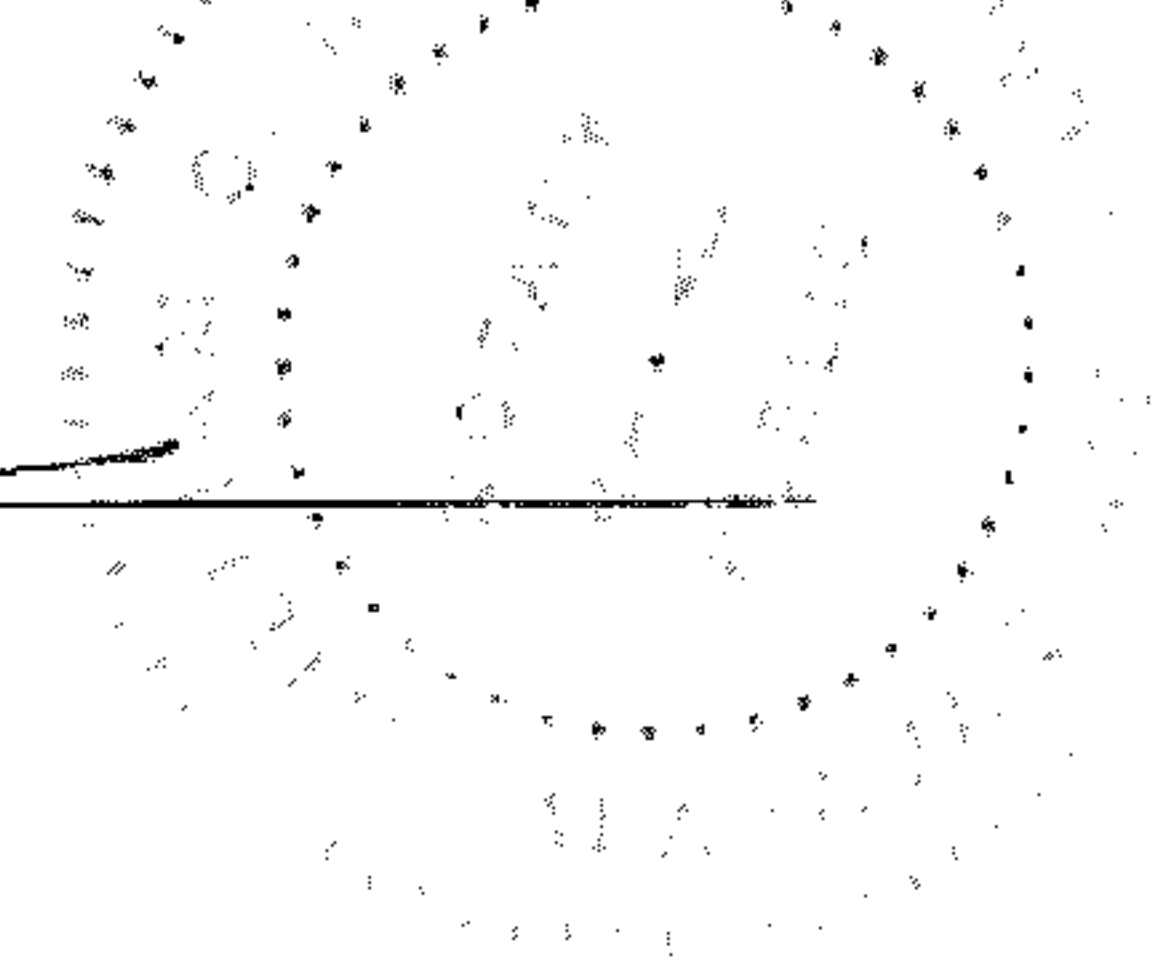
COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BARBARA M. PERRY, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the January 31, 2020.


NOTARY PUBLIC



My commission expires: 1/15/21

EXHIBIT A

From the Northeast corner of the SE 1/4-SW 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama, proceed SOUTH, along the East boundary of said SE 1/4-SW 1/4 for a distance of 1307.23 feet to the Southeast corner of said SE 1/4-SW 1/4; thence proceed N 78°43'07" W for a distance of 370.28 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed S 05°50'19"E for a distance of 824.14 feet to a point on the Northeasterly right-of-way boundary of Alabama Highway No. 25 (R/W 80'); thence proceed N 59°21'56"W along the Northeasterly right-of-way boundary of said Highway No. 25 for a distance of 575.35 feet; thence leaving said Highway right-of-way proceed N 30°38'07"E for a distance of 632.80 feet; thence proceed S 78°40'16"E for a distance of 90.52 feet, back to the POINT OF BEGINNING. The above described parcel of land is located in the SE 1/4-SW 1/4 of Section 34, Township 18 South, Range 2 East and the NE 1/4-NW 1/4 of Section 3, Township 19 South, Range 2 East, all in Shelby County, Alabama and **contains 5.00 acres**, more or less.

Real Estate Sales Validation Form

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

Grantor's Name	Barbara M. Perry	Grantee's Name	Deborah Perry Fisher as Trustee of
Mailing Address	2435 Columbiana Rd	Mailing Address	THE BARBARA M. PERRY RESIDENCE TRUST, DATED JAN. 31, 2020
	Apt. 3021		4020 Lenox Rd.
	Birmingham, AL 35216		Birmingham, AL 35213
Property Address	45108 Hwy 25	Date of Sale	1/31/2020
	Vincent, AL 35178	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 190,690.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Shelby County Tax Portal
<input type="checkbox"/> 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 1/31/2020Print Jennifer S. Taylor☐ Unattested

(verified by)

Sign

Jennifer S. Taylor

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2020 03:05:08 PM
\$222.00 CHERRY
20200205000049220

Alicia S. Bayl

Form RT-1