

Send Tax Notices To:
Robert F. Hardy III and Metta M. Hardy
2412 Titonka Road, Birmingham, AL 35244

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that Robert F. Hardy, III and Metta M. Hardy, husband and wife, ("Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand and other good and valuable consideration, paid to the GRANTORS by Robert F. Hardy, III and Metta M. Hardy, Trustees of the Hardy Living Trust dated July 30, 2020 and any amendments thereto. ("Grantee(s)), herein, the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGIN, SELL, QUIT CLAIM AND CONVEY unto the said Grantee(s), all that real property, situated in the County of Shelby, State of Alabama, the address of which is 2412 Titonka Road, Birmingham, AL 35244; more particularly set out as follows to wit:

Legal Description

Lot 5, according to the Survey of Indian Valley 5th Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- (1) Ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

ALSO, subject to any other matter that would be shown on a current survey, or any other matter of record.

All taxes and special assessments for the above described property due and eligible have been paid or if any are due for the current year will be assumed by Grantee(s). All future notices of property tax and assessments for the above described property are to be forwarded to the Grantee(s) at the address stated below.

Parties acknowledge that no title examination, search, production of mortgage, conveyance, survey and or tax searches were requested or performed on the herein described property and thus no charge made therefore, so as to note the lack of title guarantee and the parties relieve and release the preparer and Notary from all responsibility and liability for their non-production as description provided by Grantee(s).

All parties signing herein declare themselves to be of full legal capacity, and have declared that the name, marital status, and address of each is correct as set forth below.

WITNESS, the signatures of the Grantor(s) and Grantee(s) on this the 30 day of July, 2020

Robert F. Hardy, III
Grantor: Robert F. Hardy, III

Metta M. Hardy
Grantor: Metta M. Hardy

Robert F. Hardy, III
Grantee- Robert F. Hardy, III, Trustee of the
Hardy Living Trust dated July 30, 2020,
and any amendments thereto.

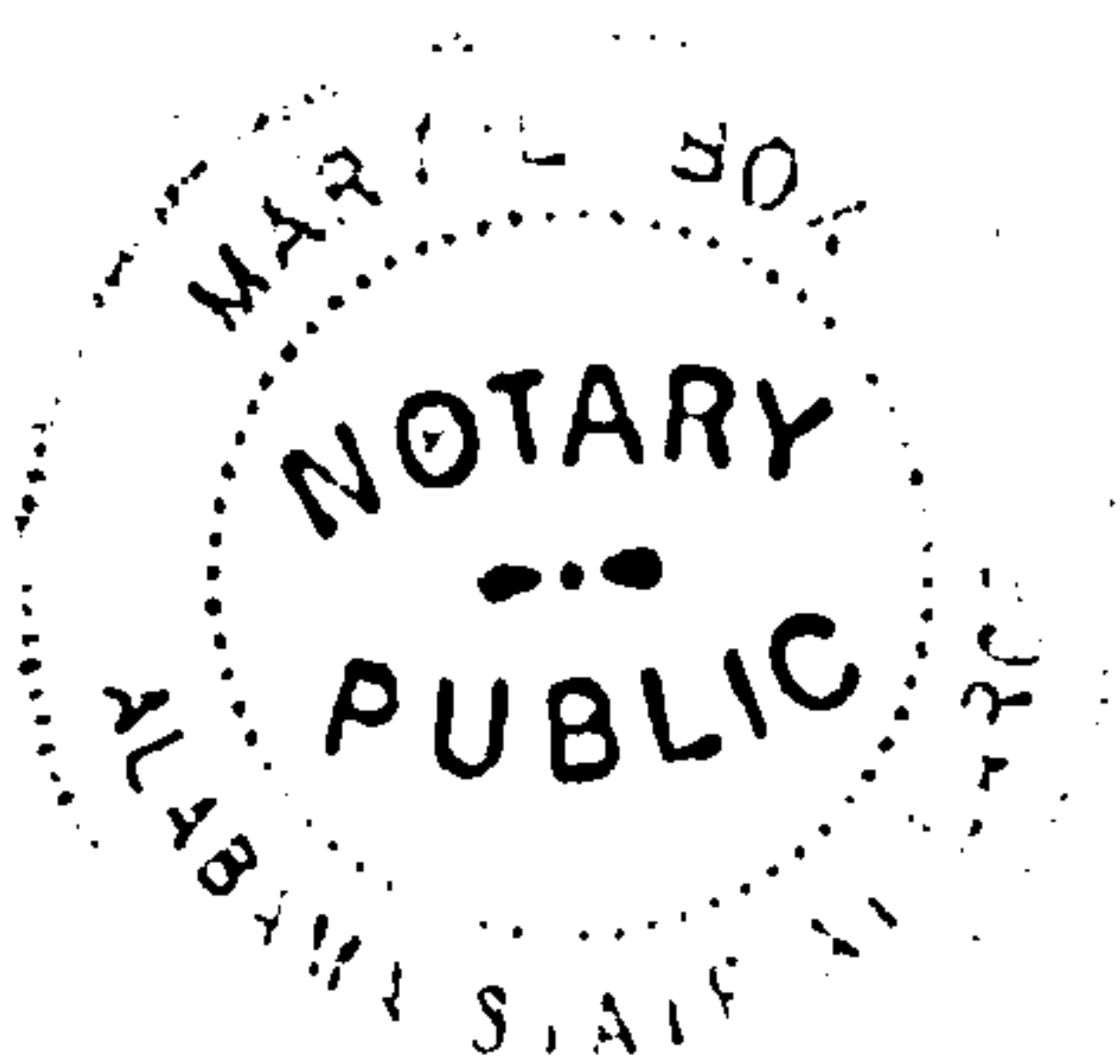
Metta M. Hardy
Grantee- Metta M. Hardy, Trustee of the
Hardy Living Trust dated July 30, 2020.,
and any amendments thereto.

Address of Grantors/Grantees:
Robert F. Hardy, III and Metta M. Hardy
2412 Titonka Road, Birmingham, AL 35244

STATE OF ALABAMA

COUNTY OF Shelby

Personally, appeared before me, the undersigned authority in and for the said County and State, and on this the 30 day of July, 2020, within my jurisdiction, the within named ROBERT F. HARDY, III and wife, METTA M. HARDY, who signed, acknowledged and executed the above Quit Claim Deed as both Grantors and as Grantees in their capacity as Trustee of the Hardy Living Trust dated July 30, 2020, and any amendments thereto.



Mary L. Fox
NOTARY PUBLIC
My Commission Expires 2/8/2021

This instrument was prepared by:
Creative Planning Legal, P.A
5454 W. 110th Street.
Overland Park, KS 66211
(913) 815-6570

Real Estate Sales Validation Form

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

Grantor's Name	Robert F. Hardy, III & Metta M. Hardy	Grantee's Name	Robert F. Hardy, III and Metta M. Hardy, Trustees
Mailing Address	2412 Titonka Road Birmingham, AL 35244	Mailing Address	of the Hardy Living Trust dtd 2412 Titonka Road Birmingham, AL 35244
Property Address	2412 Titonka Road Birmingham, AL 35244	Date of Sale	07-30-2020
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 228,700

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 Assessor's Market Value
<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.

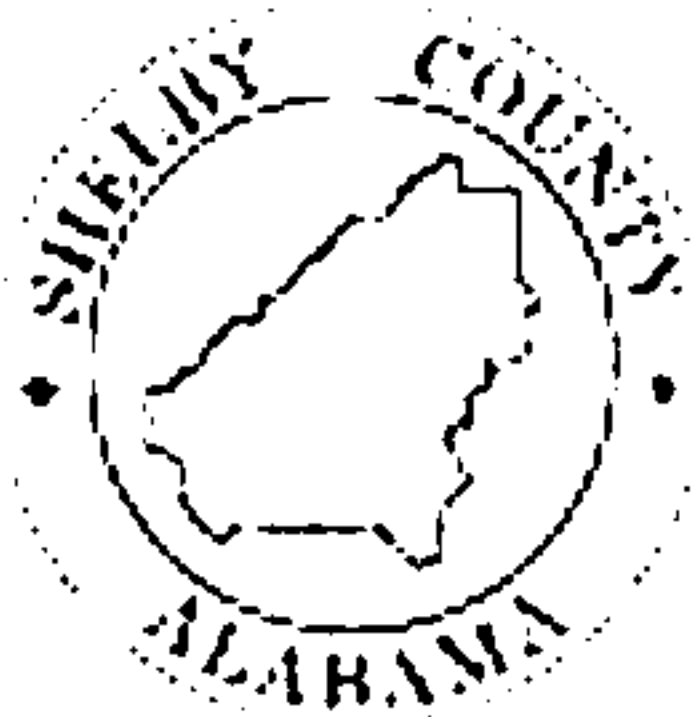
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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	July 30, 2020	Print	Robert F. Hardy, III
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2020 03:18:27 PM
\$372.55 JESSICA
20200818000359220

Allen S. Bayl