

**QUITCLAIM DEED**



20201230000600710 1/4 \$48.50  
Shelby Cnty Judge of Probate, AL  
12/30/2020 11:38:22 AM FILED/CERT

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me/us by KEITH A. FULGHAM AND DEBBIE FULGHAM, HUSBAND AND WIFE, the receipt in full and sufficiency whereof is acknowledged, I/we the undersigned, FRANKIE D. FULGHAM, AS TRUSTEE OF THE CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM REVOCABLE TRUST, do hereby release, quitclaim, and convey unto the said KEITH A. FULGHAM AND DEBBIE FULGHAM, all of my/our right, title, claim, and interest as joint tenants with right of survivorship, in and to the following described real property, situated, lying and being in SHELBY County, Alabama, viz:

**Real property described in Exhibit A, which is attached hereto and incorporated herein by reference.**

NO TITLE SEARCH WAS PERFORMED. THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY GRANTOR AND DRAFTER MAKES NO REPRESENTATIONS AS TO THE VALIDITY OF THIS DEED.

CLARENCE W. FULGHAM DEPARTED THIS EARTH ON 06/22/2020.

**TO HAVE AND TO HOLD** the same unto the said GRANTEES, his/her/their heirs and assigns, forever.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand(s) and seal(s), on this October 29, 2020.

THE CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM REVOCABLE TRUST

*Frankie D. Fulgham*.....(SEAL)  
FRANKIE D. FULGHAM  
ITS: SOLE TRUSTEE

Shelby County, AL 12/30/2020  
State of Alabama  
Deed Tax:\$17.50



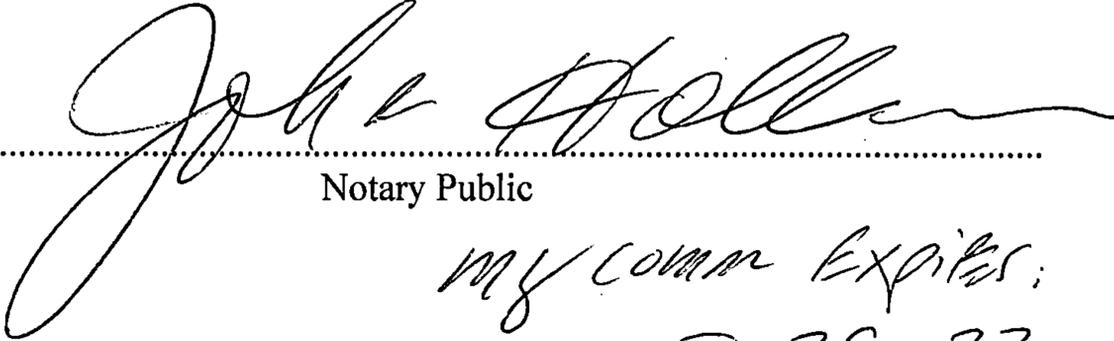
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Grantee's Address  
109 FULGHAM LANE  
HELENA, AL 35080

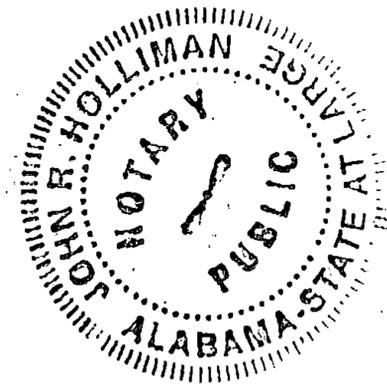
**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that FRANKIE D. FULGHAM whose name(s) is/are signed to the foregoing conveyance IN HER CAPACITY AS SOLE TRUSTEE, WITH FULL AUTHORITY and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this October 29, 2020.

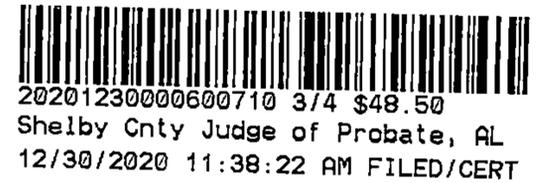
  
.....  
Notary Public

*my comm expires:  
8-28-22*



This Instrument was Prepared By:  
JOHN R. HOLLIMAN, ESQ.  
2491 PELHAM PKWY  
PELHAM, AL 35124

# EXHIBIT "A"



COMMENCE AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00° 00' 22" WEST ALONG THE EAST LINE OF SAID ¼-¼ A DISTANCE OF 338.53' TO A FOUND REBAR CORNER; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 209.28' TO A SET REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN SOUTH 00° 00' 22" WEST A DISTANCE OF 203.10' TO A FOUND REBAR CORNER; THENCE RUN NORTH 88° 32' 58" WEST A DISTANCE OF 197.31' TO A SET REBAR CORNER; THENCE RUN NORTH 01° 28' 07" WEST A DISTANCE OF 197.36' TO A FOUND REBAR CORNER; THENCE RUN NORTH 89° 46' 12" EAST A DISTANCE OF 202.33' TO THE POINT OF BEGINNING, CONTAINING 0.92 OF AN ACRE.

THERE IS A PROPOSED TWENTY FOOT WIDE (20') ACCESS EASEMENT FOR INGRESS AND EGRESS TO AN ADJOINING PROPERTY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00° 00' 22" WEST ALONG THE EAST LINE OF SAID ¼-¼ A DISTANCE OF 338.53' TO A FOUND REBAR CORNER; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 209.28' TO A REBAR CORNER; THENCE RUN SOUTH 89° 46' 12" WEST A DISTANCE OF 104.75' TO A POINT IN THE CENTERLINE OF AN EXISTING GRAVEL DRIVE AND THE POINT OF BEGINNING, ON THE CENTERLINE, OF THE EASEMENT BEING DESCRIBED; THENCE RUN SOUTH 25° 06' 27" WEST A DISTANCE OF 21.29' TO A P.I.; THENCE RUN SOUTH 29° 55' 55" WEST A DISTANCE OF 85.82' TO A P.I.; THENCE RUN SOUTH 33° 54' 00" WEST ALONG CENTERLINE OF SAID GRAVEL DRIVEWAY A DISTANCE OF 72.23' TO THE END OF THE EASEMENT.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Sectio.

Grantor's Name Frankie Fulgham  
Mailing Address 815 King St  
Helena, AL 35080

Grantee's Name Keith & Debbie Fulgham  
Mailing Address 109 Fulgham Ln  
Helena, AL 35080

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 17,100.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax assement

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 12-30-20

Print Frankie Fulgham

Sign Frankie Fulgham  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)