

Value \$ 181,500

181.50
22.00
6.00
1.00


210.50

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart III
SHIMODA, STEWART & STOREY, LLP
1800 Providence Park, Suite 250
Birmingham, AL 35242

Send Tax Notice To:
David Michael Seales
P.O. Box 89
Alabaster, AL 35007

QUITCLAIM DEED


20210112000019550 1/3 \$216.50
Shelby Cnty Judge of Probate, AL
01/12/2021 02:24:49 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

BOBBY JOE SEALES AND DIANE B. SEALES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE SEALES LIVING TRUST DATED FEBRUARY 2, 2017, AND ANY AMENDMENTS THERETO,

(herein referred to as Grantor), remises, releases, quitclaims, grants, sells and conveys to

David Michael Seales, a married man,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Navajo Hills Fourth Sector, as recorded in Map Book 5 Page 95, in the Probate Office of Shelby County, Alabama.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

Property address: 1129 Big Cloud Circle, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said grantee, his/her successors and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 12th day of January, 2021.


Bobby Joe Seales, Trustee and Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

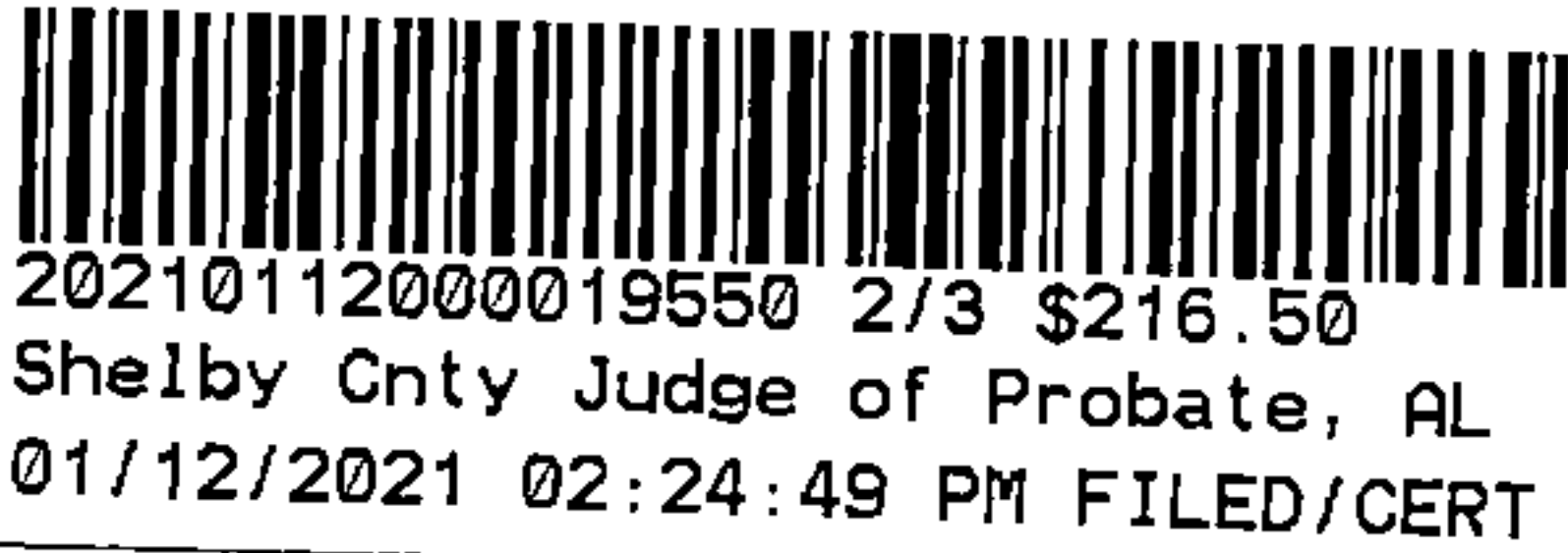
GENERAL ACKNOWLEDGEMENT:

I, Lisa B Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobby Joe Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12th day of January, 2021.



Lisa B Colvert
Notary Public
My Commission Expires: 1/10/2025



Diane B Seales
Diane B. Seales, Trustee, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Diane B. Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12th day of January, 2021.



Lisa B Colvert
Notary Public
My Commission Expires: 1/10/2025

Real Estate Sales Validation Form

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

Grantor's Name Bobby Joe Seales & Diane B. Seales,
Mailing Address Trustees
560 13th Street SW
Alabaster, AL 35007

Grantee's Name David Michael Seales
Mailing Address P.O. Box 89
Alabaster, AL 35007

Property Address Parcel 137263003005.000

Date of Sale 1/12/2021
Total Purchase Price \$

Shelby County, AL 01/12/2021
State of Alabama
Deed Tax: \$181.50

or
Actual Value \$

or
Assessor's Market Value \$ 181,500.00

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 Tax Assessor Office
☐ 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 1/12/2021

Print DIANE B SEALES

☐ Unattested

Sign Diane B Seales

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210112000019550 3/3 \$216.50
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