

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
37 The Oaks Circle
Hoover, AL 35244

Ellis, Head, Owens, Justice & Arnold
P.O. Box 587, Columbiana, Alabama 35051

QUITCLAIM DEED

~~ALABAMA~~
STATE OF ~~ALABAMA~~)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Susan S. Alexander**, a married woman, **Julia E. Schweers**, a married woman, **Catherine S. Sisley**, a married woman, and **Carl M. Schweers, III**, a married man (herein referred to as GRANTOR, whether one or more) hereby release, quitclaim, grant, sell, and convey unto **Carl M. Schweers, Jr.**, unmarried, (herein referred to as GRANTEE, whether one or more), all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 37, together with an undivided 1/43 interest in Lot 44 (Common Area), according to the Survey of The Oaks, as recorded in Map Book 10, Page 89 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

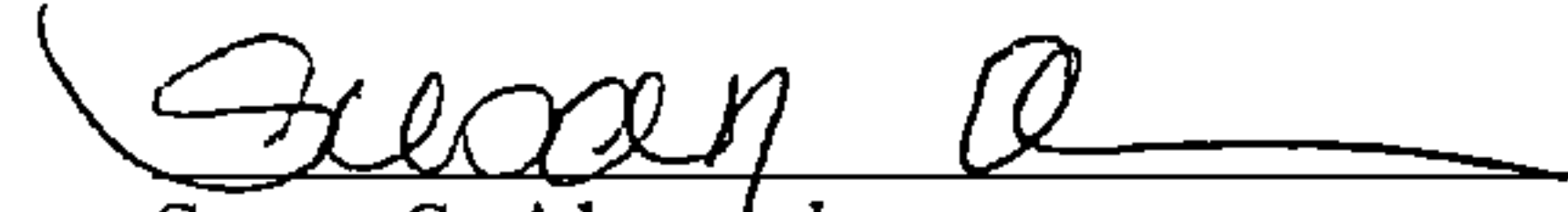
The property conveyed herein is the same property conveyed in the Deed recorded as Instrument Number 20180122000020450 in the Office of the Shelby County Judge of Probate. Further, this property is also the same property listed as Parcel No. 11 7 26 0 003 037.000 in the Office of the Shelby County Property Tax Commissioner.

Grantors are the children of both Grantee and Julia D. Schweers, deceased, and are the Heirs at Law of Julia D. Schweers. See Affidavit as to Death and Heirs recorded at Instrument Number 2021 0315000128220 in the Probate Office of Shelby County, Alabama.

No portion of the above-described real property constitutes the homestead of the Grantors nor of their Spouses.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns of GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTORS' hand and seal, this the 11th day of MARCH, 2021.


Susan S. Alexander

STATE OF FLORIDA)
PASCO COUNTY)

General Acknowledgment

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

Given under my hand and official seal this the 4th day of March,
2021.



Alysa Michele Schielka
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG240896
Expires 7/23/2022


Notary Public
My Commission Expires: July 23, 2022


20210315000128230 2/6 \$163.00
Shelby Cnty Judge of Probate, AL
03/15/2021 02:02:14 PM FILED/CERT

Julia Schweers Livingston
Julia Schweers Livingston

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

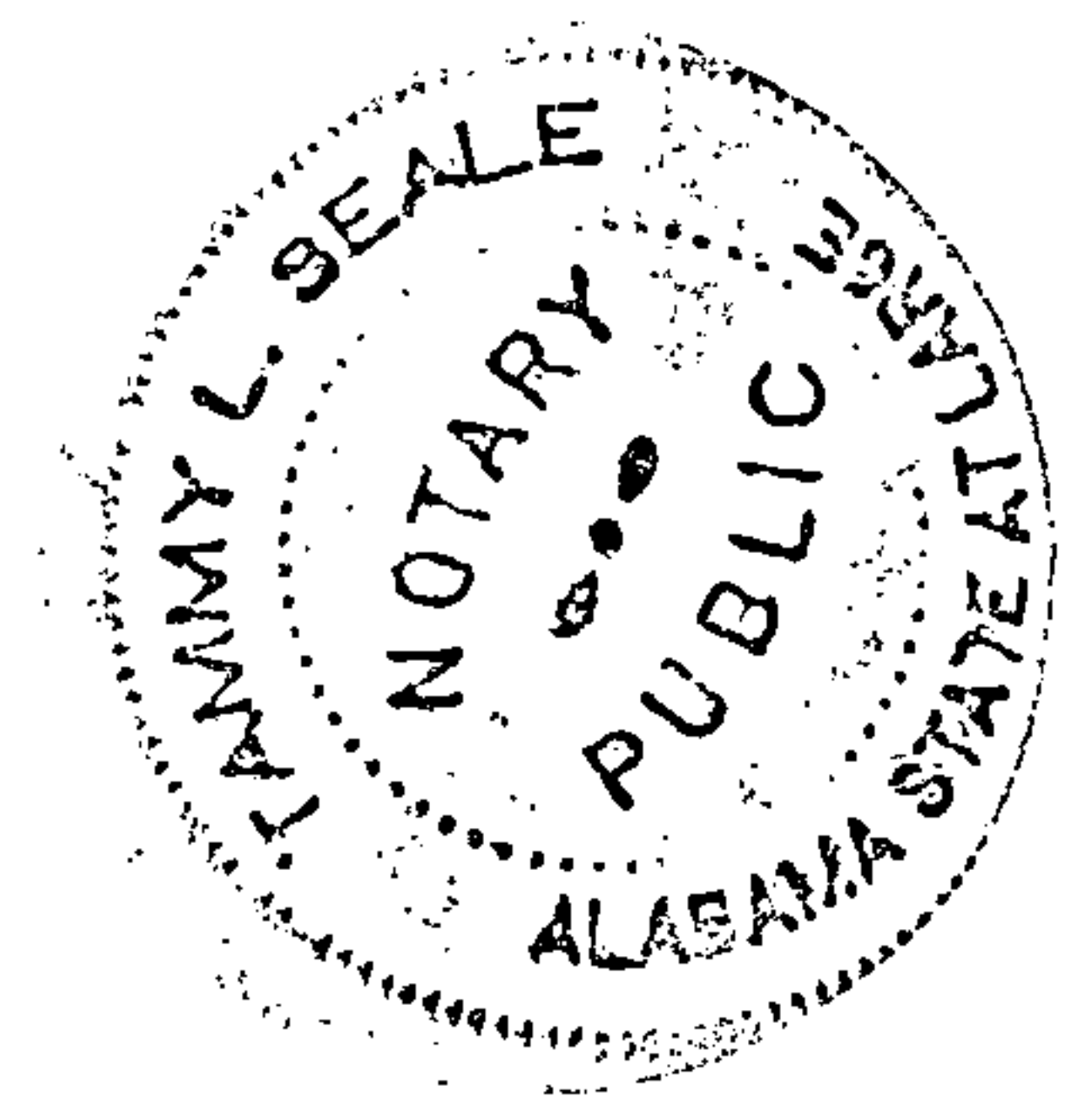

20210315000128230 3/6 \$163.00
Shelby Cnty Judge of Probate, AL
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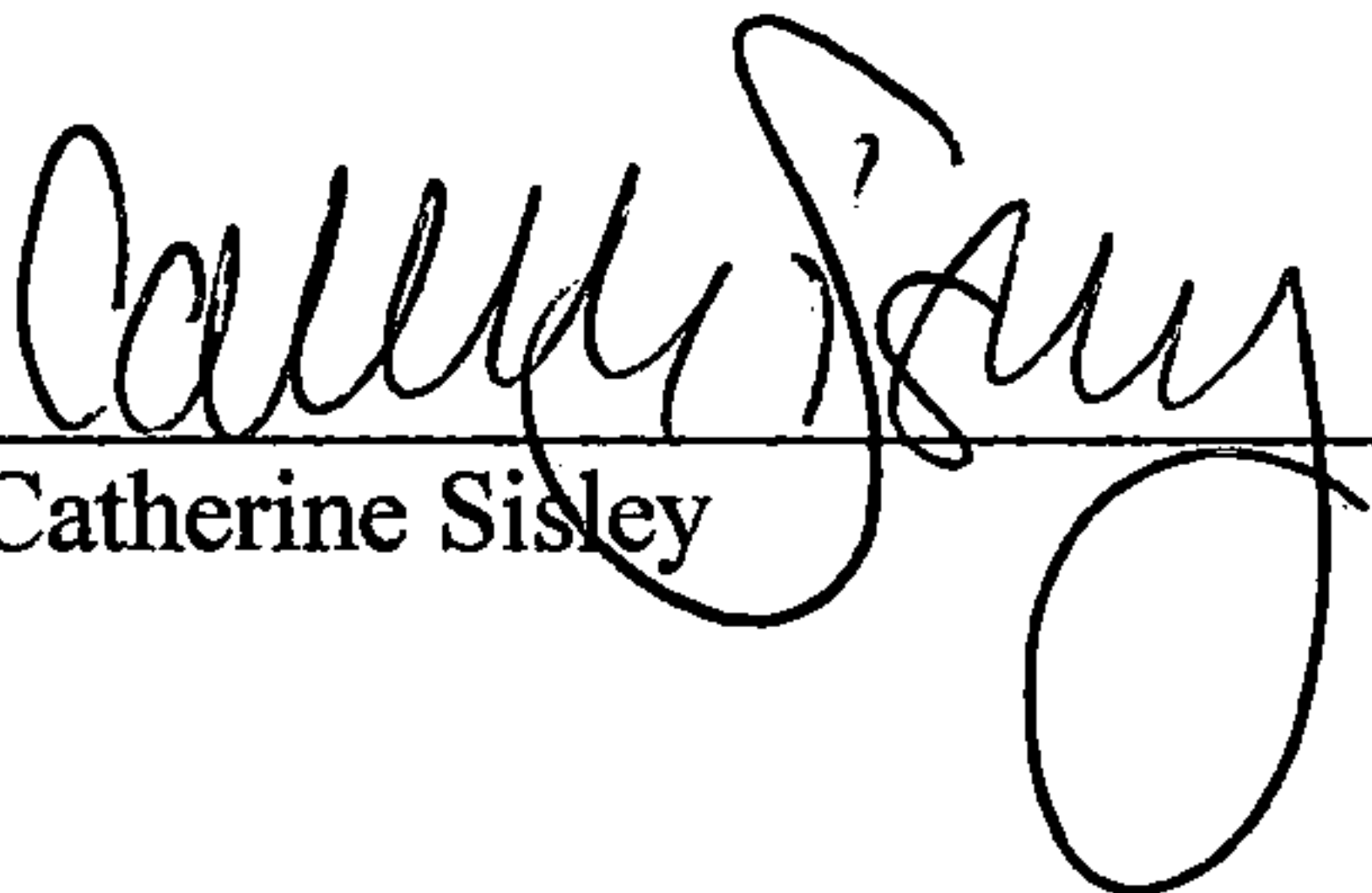
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia Schweers Livingston, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 2021.

Tammy L. Seale
Notary Public

My Commission Expires: 09-09-2023




Catherine Sisley

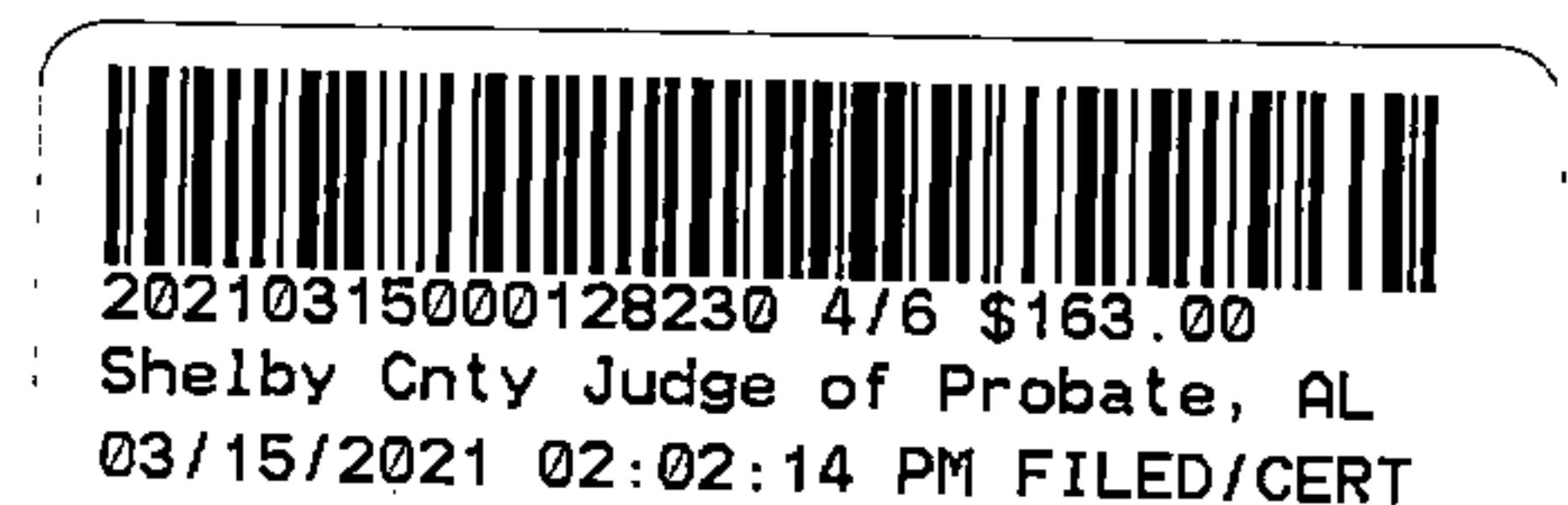
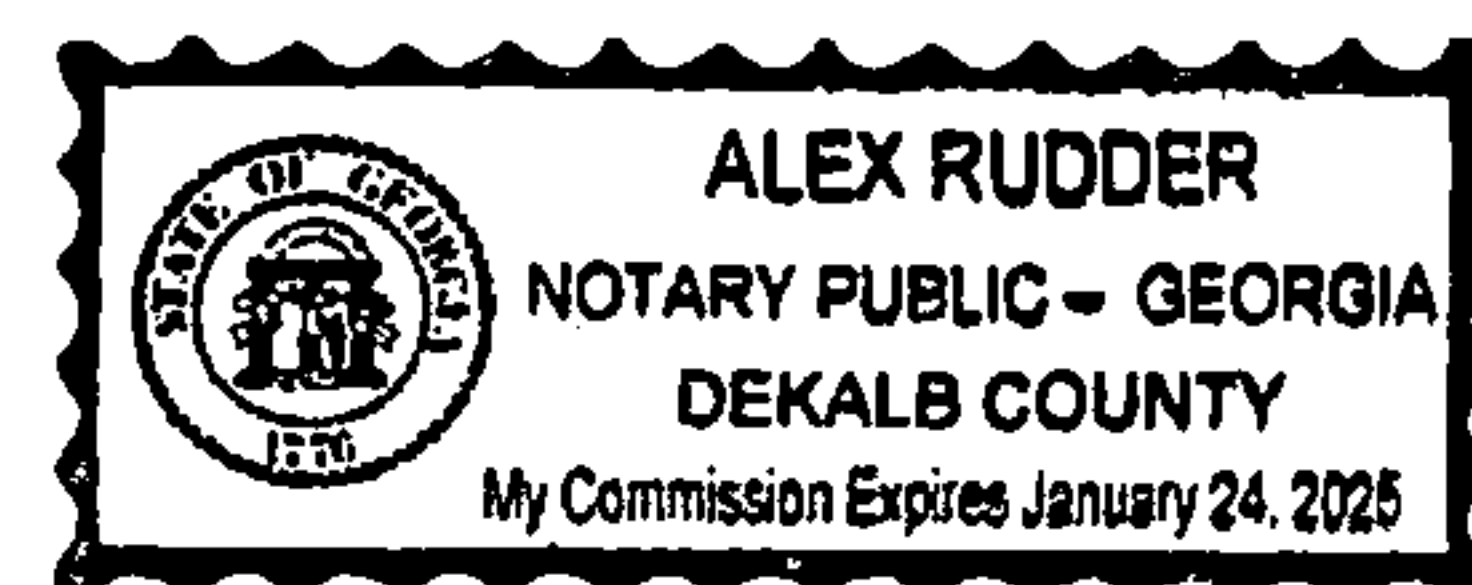
STATE OF GEORGIA)
DEKALB COUNTY)

General Acknowledgment

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

Given under my hand and official seal this the 9 day of March, 2021.


Notary Public
My Commission Expires: 01/24/25





Carl M. Schweers, III

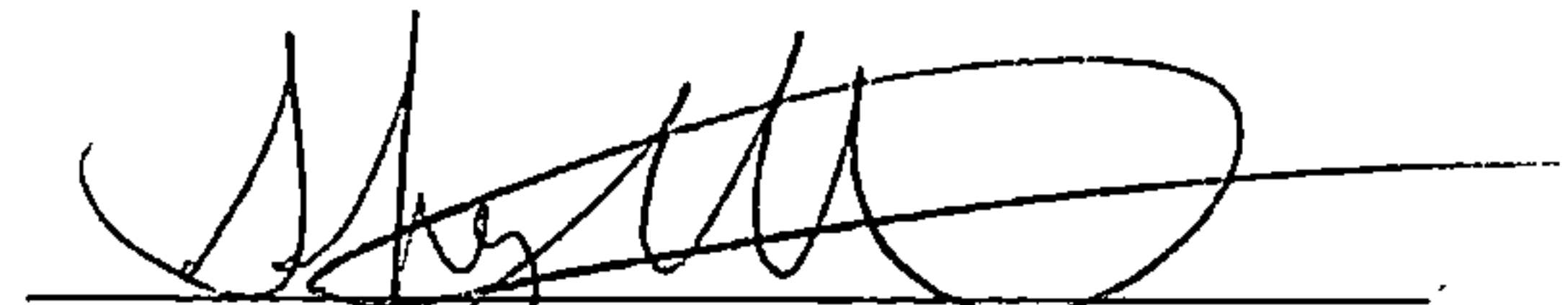
STATE OF TENNESSEE)

SHELBY COUNTY)

General Acknowledgment

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

Given under my hand and official seal this the 4th day of March, 2021.



Notary Public

My Commission Expires: June 16, 2024




20210315000128230 5/6 \$163.00
Shelby Cnty Judge of Probate, AL
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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 Susan Alexander, Julia Schweers, Catherine Sisley
Mailing Address and Carl M. Schweers, III

37 THE OAKS CIRCLE
HOOVER, AL 35244

Grantee's Name Carl M. Schweers, Jr.

Mailing Address 37 The Oaks Circle

Hoover, AL 35244

Property Address 37 THE OAKS CIRCLE
HOOVER, AL 35244

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

(1/2) Assessor's Market Value \$ 124,000.00 (1/2 of tax value)

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 - Quitclaim Deed

Shelby County, AL 03/15/2021
State of Alabama
Deed Tax: \$124.00

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 03-15-2021

Print JAMES D. ARNOLD

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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