

20210517000241110
05/17/2021 09:24:15 AM
QCDEED 1/3

This instrument was prepared by:

Patrick F. Smith, Attorney
Smith Kessler Smith, LLC
1550 West 2nd Street, Ste. A-4
Gulf Shores, AL 36542

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **VELTON E. BARNARD AND JUDY C. BARNARD**, Husband and Wife (hereinafter referred as Grantor) do hereby grant, convey, and quitclaim unto:

Velton E. Barnard, Trustee of the Velton and Judith Barnard Living Trust

(hereinafter known as Grantee), all of Grantor's right, title, and interest, if any, in and to the following described real estate, situated in Shelby County, Alabama, to wit:


**LOT 50, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK,
FOURTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 67, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

SUBJECT TO ALL MATTERS APPEARING OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY, ALABAMA, AND SUCH OTHER MATTERS AS MAY BE VIEWED BY OBSERVATION.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our respective hand and seal on 20th day of April, 2021.

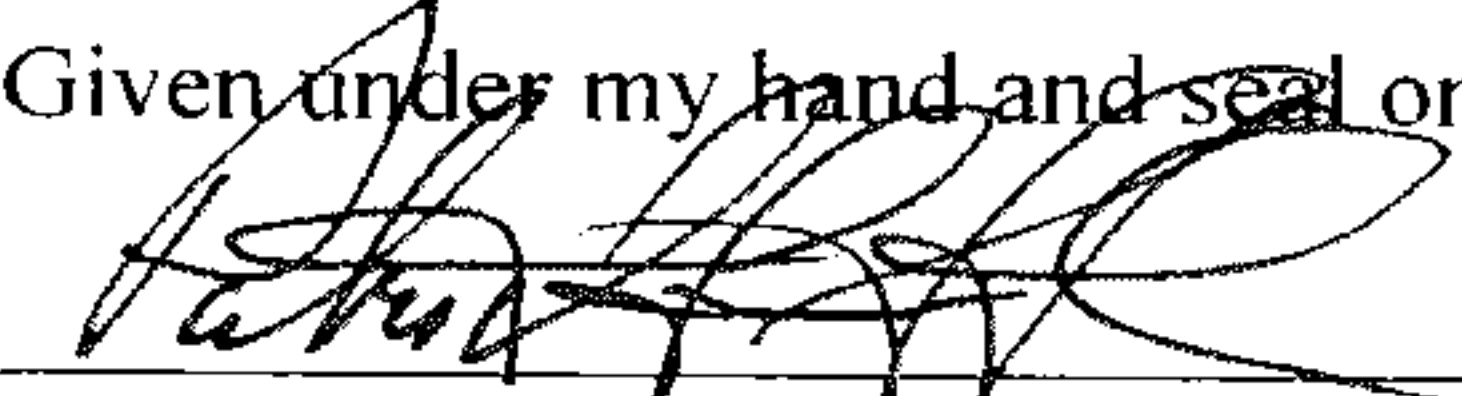

Velton E. Barnard


Judy C. Barnard

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that VELTON E. BARNARD AND JUDY C. BARNARD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day same bears date.

Given under my hand and seal on 20th day of April, 2021.



Notary Public

My commission expires: 6/13/2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Velton and Judy Barnard
 Mailing Address 5207 Post House Lane
Birmingham, AL 35242

Grantee's Name Velton Barnard, Trustee
 Mailing Address 5207 Post House Lane
Birmingham, AL 35242

Property Address 5207 Post House Lane
Birmingham, AL 35242

Date of Sale April 20, 2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 221.00000

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 Assessors Records

☐ 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 May 17 2021

Print Patrick Smith

Unattested

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2021 09:24:15 AM
 \$249.00 JOANN
 20210517000241110

Allen S. Bayl

