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06/15/2021 03:52:02 PM  
QCDEED 1/4

AFTER RECORDING RETURN TO:  
GODEEDS, INC.  
Attn: LegalZoom Dept.  
8940 Main Street  
Clarence, NY 14031  
File No. 539533876-63499844

MAIL TAX STATEMENTS TO:  
**William Forrest Blackburn and Sharon Lyne Blackburn**  
648 Mill Springs Court  
Hoover, AL 35244-3636

This document prepared by:  
George Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 10-2-10-0-006-037-000

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QUIT CLAIM DEED

THIS DEED made and entered into on this 22 day of MAY, 2021, by and between **Sharon L. Blackburn and William F. Blackburn, for and during their joint lives and upon the death of either, the to the survivor of them in fee simple, together with every contingent remainder and right of reversion**, a mailing address of 648 Mill Springs Court, Hoover, AL 35244-3636, hereinafter referred to as Grantor(s) and **William Forrest Blackburn and Sharon Lyne Blackburn, as trustees of The William Forrest Blackburn and Sharon Lyne Blackburn Living Trust, dated 5-22-2021**, a mailing address of 648 Mill Springs Court, Hoover, AL 35244-3636, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 648 Mill Springs Court, Hoover, AL 35244-3636

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 20180119000019320, Recorded: 01/19/2018

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 10-2-10-0-006-037-000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

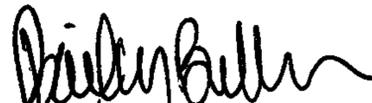
  
Sharon L. Blackburn

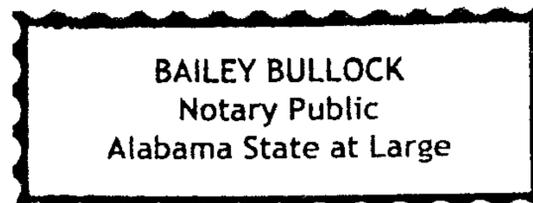
  
William F. Blackburn

STATE OF AL  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sharon L. Blackburn and William F. Blackburn, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22<sup>nd</sup> day of May, 2021.

  
NOTARY PUBLIC  
My commission expires: May 15, 2024



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EXHIBIT A  
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY,  
STATE OF ALABAMA, TO-WIT:

LOT 35, ACCORDING TO THE SURVEY OF MILL SPRINGS ESTATES, 3RD SECTOR, AS RECORDED IN  
MAP BOOK 26, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 10-2-10-0-006-037-000

PROPERTY COMMONLY KNOWN AS: 648 MILL SPRINGS COURT, HOOVER, AL 35244-3636

Real Estate Sales Validation Form

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

Grantor's Name Sharon L. Blackburn and William F. Blackburn
Mailing Address 648 Mill Springs Court
Hoover, AL 35244-3636

Grantee's Name William Forrest Blackburn and Sharon Lyne Blackburn Living Trust
Mailing Address 648 Mill Springs Court
Hoover, AL 35244-3636

Property Address 648 Mill Springs Court
Hoover, AL 35244-3636

Date of Sale 05/22/2021
Total Purchase Price \$ 0.00
or
Actual Value \$
or
Assessor's Market Value \$ 468,800.00

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 Assessor - appraised value

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 6/14/21

Print Kristen Sandarelli, Legal Representative

Unattested

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



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2021 03:52:02 PM
\$500.00 JOANN
20210615000292650

Alvin S. Bayal