

20210623000304630
06/23/2021 08:51:36 AM
QCDEED 1/4

Return to: Title 365 - Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108

Reference Number: ORG-64530

Mail Tax Statements to: Gladys C. Steen, 150 Sunset Lane, Calera, AL 35040

STATE OF ALABAMA

COUNTY OF Shelby

R+T 11930: Transfer into a Trust

QUITCLAIM DEED

GLADYS C. STEEN, a single woman, whose mailing address is 150 Sunset Lane, Calera, AL 35040, hereinafter referred to as "Grantor"

and

GLADYS C. STEEN, Trustee of the GLADYS C. STEEN REVOCABLE TRUST, whose mailing address is 150 Sunset Lane, Calera, AL 35040, hereinafter referred to as "Grantee",

* dated September 8, 2020

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, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

The land hereinafter referred to is situated in the City of Calera, County of Shelby, State of AL, and is described as follows: Lot 26, according to the Survey of Summerchase Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama.

Being the same premises conveyed from Michael McNabb and Meagan Ann Cutler, a married husband and wife to Gladys C Steen in a deed dated 03/30/2020 and recorded date 03/31/2020 in Instrument Number 20200331000125390 in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 4 day of June, 2021.

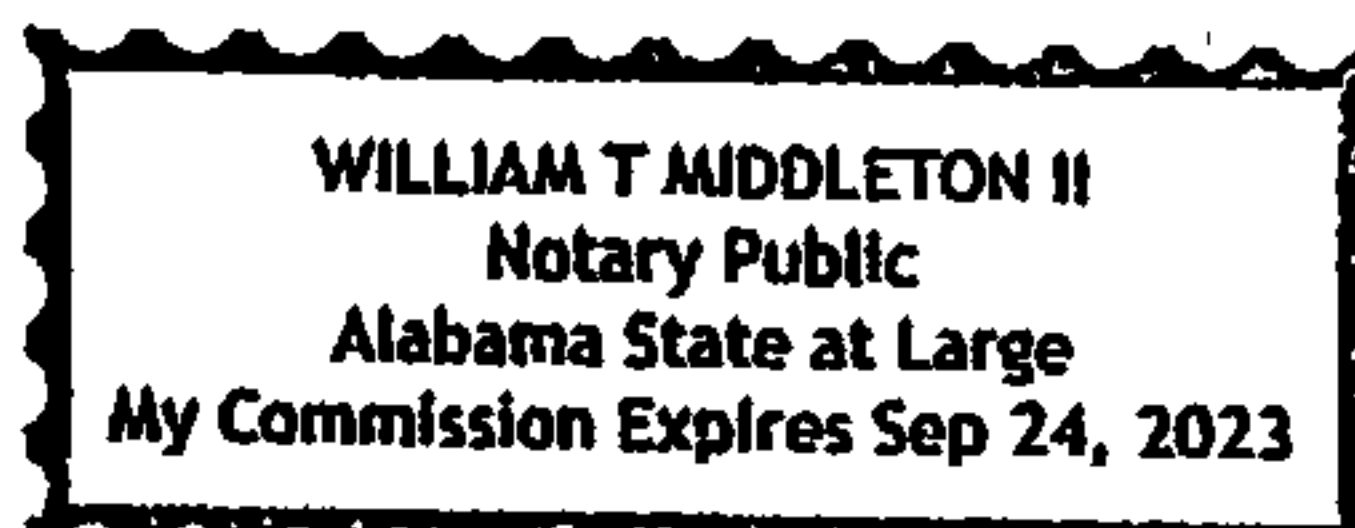
Gladys C. Steen
GLADYS C. STEEN

STATE OF ALABAMA
COUNTY OF Shelby

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 4 day of June, 2021.

[Signature]
Notary Public
William T. Middleton II
Print Name
My Commission expires: 9/24/2023



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Gladys C. Steen, 150 Sunset Lane, Calera, AL 35040

Grantee's address:

Gladys C. Steen, 150 Sunset Lane, Calera, AL 35040



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2021 08:51:36 AM
\$47.00 JOANN
20210623000304630

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name GLADYS C STEEN
Mailing Address 150 SUNSET LANE
CALERA, AL 35040

Grantee's Name GLADYS C STEEN, TRUSTEE
Mailing Address 150 SUNSET LANE
CALERA, AL 35040

Property Address 150 SUNSET LANE
CALERA, AL 35040

Date of Sale JUNE 4 2021
Total Purchase Price \$10.00

or
Actual Value \$

or
Assessor's Market Value \$15800

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

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 JUNE 22 2021

Print KANESHA WEISTER

☐ Unattested

(verified by)

Sign

Kanisha Weister

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1