



20210812000392780 1/4 \$107.50  
Shelby Cnty Judge of Probate, AL  
08/12/2021 11:14:41 AM FILED/CERT

Prepared by:  
Joshua M. Watkins, esq  
4000 Eagle Point Corp. Dr.  
Birmingham, AL 35242

Send Tax Notice To:  
B and A Trust  
4000 Eagle Point Corp. Dr.  
Birmingham, AL 35242

TITLE NOT EXAMINED

**QUITCLAIM DEED TO TRUST**

Know all Men by these Presents that Betty Ruth Mitchell, ("Grantor") for the consideration of One Dollar (\$1.00), the sufficiency of which is hereby acknowledged and received to their full satisfaction, grant, bargain, sell, and convey with a full release of all rights in this real property to Erika Avonne King as Trustee for the B and A Trust the same being dated July 21<sup>st</sup>, 2021(hereinafter "Grantee"), whose tax-mailing address is 4000 Eagle Point Corporate Drive, Birmingham, AL 35242.

The following described real estate, situated in Shelby County, Alabama, to wit:

*SEE EXHIBIT "A"*

Subject to current taxes, restrictions, conditions, limitations, reservations and easements, if any, of record.

To have and to hold the above-granted and bargained premises, with the appurtenances thereunto belonging, unto Grantee, their heirs, successors and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands, on the 21<sup>st</sup> day of July, 2021.

Betty R. Mitchell  
Signature - Betty Ruth Mitchell

Erika Avonne King  
Signature - Erika Avonne King

Collin Walker  
Signature - Witness

Collin Richard Walker  
Print - Witness



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**ACKNOWLEDGEMENT**

STATE OF Alabama }  
 } SS:  
COUNTY OF Shelby }

Before me, a Notary Public in and for said County and State, personally appeared each of the person or persons listed above as Seller(s)/Grantor(s), who acknowledged that she/he/they did sign the foregoing instrument and that the same is her/his/their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at 3013 Pelham Pkwy, this 21<sup>st</sup> day of July, 2021.

Meredith Margaret Wittman  
Notary Public  
My commission expires on:

MEREDITH MARGARET WITTMAN  
STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES  
SEPTEMBER 9, 2024



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**EXHIBIT "A"**  
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, CITY OF COLUMBIANA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SE1/4 OF SW1/4 OF SECTION 22, TOWNSHIP 21, RANGE 1 WEST AND RUN WEST ALONG THE SOUTH LINE OF SAID FORTY ACRES 435 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SAID FORTY, A DISTANCE OF 225 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID FORTY 1320 FEET; MORE OR LESS, TO THE NORTH BOUNDARY OF SAID FORTY; THENCE EAST ALONG THE NORTH LINE OF SAID FORTY 225 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID FORTY ACRES 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**ASSESSOR'S PARCEL NUMBER: 21-5-22-0-000-006.000**





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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 Betty Ruth Mitchell  
 Mailing Address 405 Hwy 343  
Columbiana AL 35051

Grantee's Name Band A Trust  
 Mailing Address 4000 Eagle Point Corp Dr  
Birmingham AL 35242

Property Address 405 Hwy 343  
Columbiana AL 35051

Date of Sale 7/21/21  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 76,160.<sup>00</sup>

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 County Tax Assessment

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 7/21/2021

Print Erika King

Unattested \_\_\_\_\_  
 (verified by)

Sign Erika King  
 (Grantor/Grantee/Owner/Agent) circle one