

Prepared by:

Salter Ferguson, LLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242
205-408-4357

Send Tax Notice to:

John Dalimonte
2 Eagle View
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20210914000447250 1/3 \$1528.00
Shelby Cnty Judge of Probate, AL
09/14/2021 11:20:09 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 100 dollars (\$100.00) and other valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Glencoe Realty Trust, Carmen Ferguson, Trustee**, (herein referred to as Grantor) hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to: **John Dalimonte**, (herein referred to as Grantee) all of the Grantor's right, title, interest, and claim in or to the following described real estate located in Shelby County, Alabama, to wit:

Lot 209-A, according to Resurvey of Lot 207-A of a Resurvey of Lots 206 and 207, Shoal Creek and a Resurvey of Lots 208 and 209, Shoal Creek, as recorded in Map Book 8, page 86, in the Probate Office of Shelby County, Alabama.

Property Address:

2 Eagle View
Birmingham, AL 35242

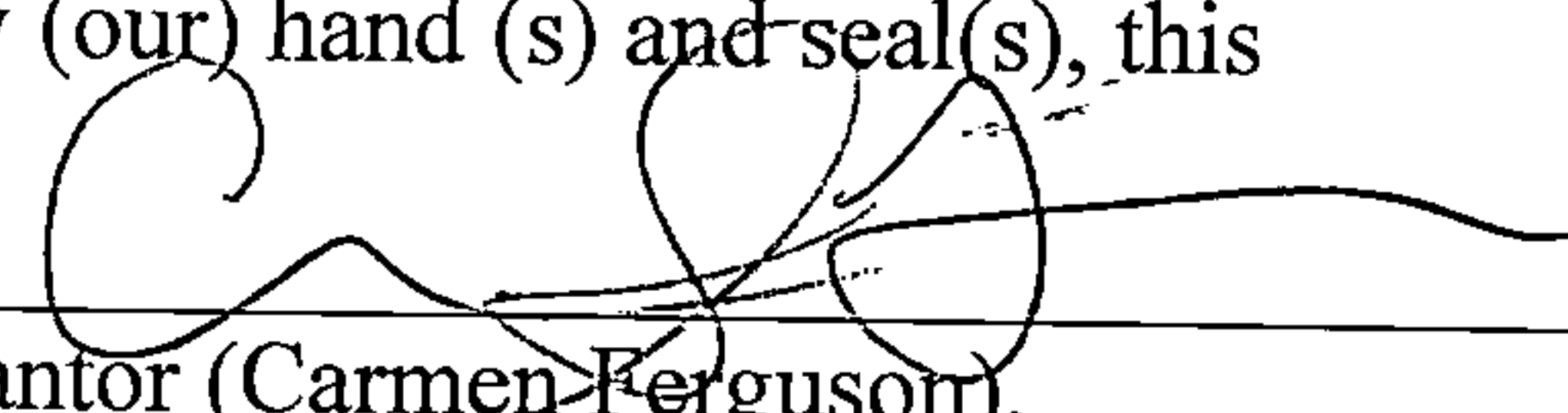
Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
2. Ad valorem taxes due for the current year.
3. All liens, mortgages and encumbrances, easements, reservations and restrictions of record, if any.

The above legal description was provided by Grantor. No title examination has been performed. The preparer of this deed makes no guarantees concerning either the accuracy of this description or the ownership of this property.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
14 day of September, 2021.

X 
Grantor (Carmen Ferguson),
Glencoe Realty Trust, Trustee

WITNESS: Melvin Bantz

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carmen S. Ferguson whose name is signed to the foregoing conveyance, and who is known to me or provided sufficient proof of identity, acknowledge 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 14th day of September A.D. 2021.

Tracy M. Reeves
NOTARY PUBLIC

SEAL



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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
Mailing Address

Glencoe Realty Trust
2 Eagle View
Birmingham, AL 35242

Grantee's Name
Mailing Address

John Dalimonte
2 Eagle View
Birmingham, AL 35242

Property Address

Same

Date of Sale

Total Purchase Price \$

or

Actual Value

\$ 1,500,000

or

Assessor's Market 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

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

9/14/2021

Print

John Dalimonte

Sign

John Dalimonte
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1