

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

VON G. MEMORY
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The 1998 Nielsen Family Trust
4373 Heritage View Road
Birmingham, Alabama 35242

STATE OF ALABAMA

§

COUNTY OF SHELBY

§

§



20211005000485000 1/5 \$311.50
Shelby Cnty Judge of Probate, AL
10/05/2021 10:23:28 AM FILED/CERT

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED executed and delivered this 5 day of October, 2021, from JAYDA MOORE, a married woman and a resident of the State of Alabama (herein referred to as "Grantor"), to ALBERT WAYNE NIELSEN and CHARLA SIMCOX NIELSEN, as Trustees in Trust for the 1998 Nielsen Family Trust (the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of Ten and 00/100 Dollars (\$10.00) and in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby remise, release, quitclaim and convey unto Grantee all of her right, title, interest, and claim in or to a parcel of real estate situated in Shelby County, Alabama, described as follows, together with any and all improvements thereon (hereinafter referred to as the "Property"), to-wit:

Lot 27, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23, in the Probate Office of Shelby County, Alabama.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

This conveyance is made without warranties of title and subject to all restrictions, reservations, easements, and/or rights of way which appear of record affecting title to the Property and any appurtenances. For ad valorem tax appraisal purposes only, the mailing address of the above described property is as follows: _____ , Alabama 3____ .

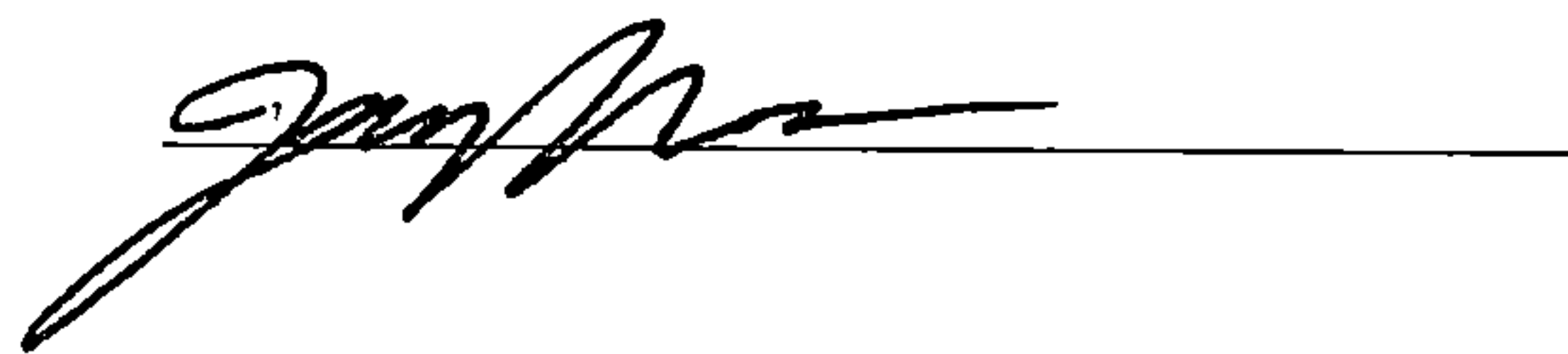
THERE HAS BEEN NO EXAMINATION OF TITLE BY THE SCRIVENER, NOR WILL THE SCRIVENER CERTIFY REGARDING THE ABOVE REFERENCED DESCRIPTION.

It is expressly understood that the Grantor has not examined title to the Property and that the Grantor is not making a warranty with respect to encumbrances or intervening claims relating to the Property and is not making a covenant for the quiet enjoyment of the Property. It is merely the purpose of the Grantor to convey to the Grantee all of the interest of the Grantor in the property to the extent that Grantor has any claims or interests therein.

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned Grantor has caused this Quitclaim Deed to be executed as of the date first written above.

GRANTOR:



JAYDA MOORE,



Individually and a married woman

STATE OF ALABAMA

§

COUNTY OF SHELBY

§

§

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAYDA MOORE, a married woman and a resident of the State of Alabama, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

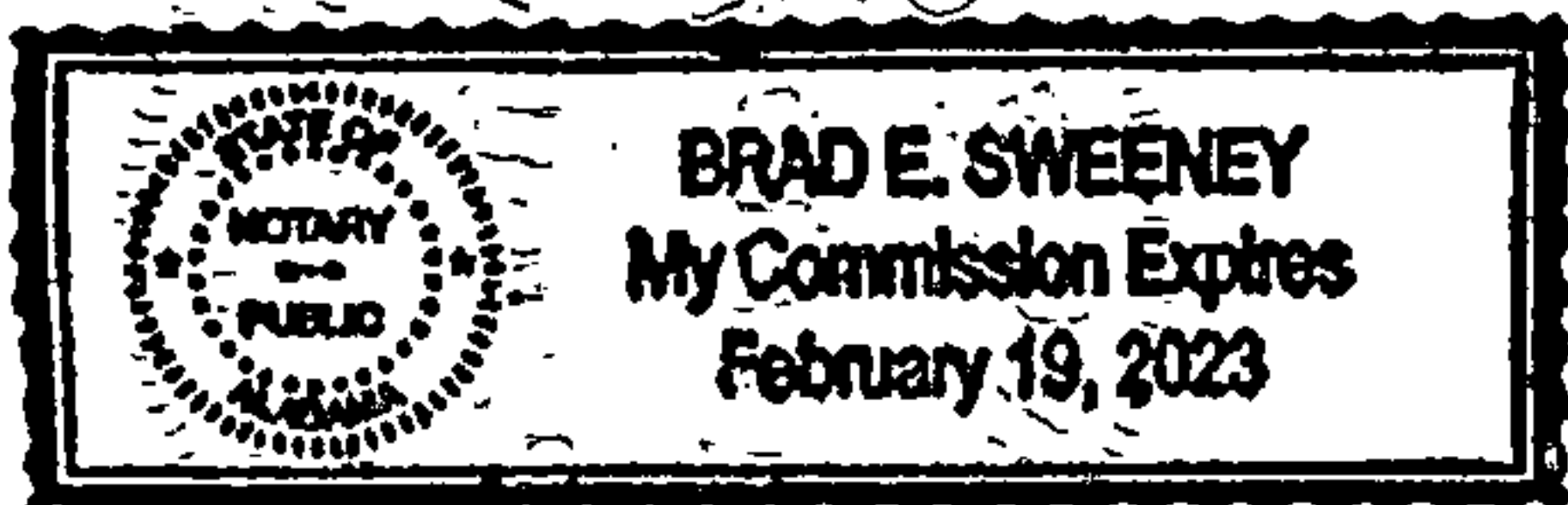
GIVEN under my hand and official seal this 5th day of October 2021.

[Handwritten Signature]

NOTARY PUBLIC

(SEAL)

My commission expires: 02/19/2023



Information in lieu of an RT-1 Form

Grantor's Name and Address:
Albert Wayne Nielsen
4373 Heritage View Road
Birmingham, Alabama 35242



Grantee's Name and Address:

Charla Simcox Nielsen
4373 Heritage View Road
Birmingham, Alabama 35242

Property Identification Number:

Value: \$0,100.00

Dated: Oct 4, 2021



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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 1998 Nielsen Family Trust
Mailing Address Albert Wayne Nielsen Trustee
Charla Simcox Nielsen Trustee
Jayda Moore
Grantee's Name 1998 Nielsen Family Trust
Mailing Address Albert Wayne Nielsen Trustee
Charla Simcox Nielsen Trustee
Property Address 4373 Heritage View Rd
Birmingham, Alabama
35242
Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 828,680

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 1/3 276,226
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 Oct 5 2021

Unattested

(verified by)

Print

Sign

Albert Wayne Nielsen
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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