



2022010600006320 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
01/06/2022 08:23:51 AM FILED/CERT

This instrument was prepared by:
MASSEY, STOTSER & NICHOLS, PC
1780 Gadsden Highway
BIRMINGHAM, AL 35235
(205) 838-9000

* Send tax notice to:
* Chad Eric Speegle
* 6511 W. Idwood Trail
* Firey Ranch, AL 30352
*

QUIT CLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE THOUSAND SEVEN HUNDRED FIFTY-FIVE and 26/100 (\$1,755.26) DOLLARS, which receipt is hereby acknowledged, to the undersigned Grantor, namely North Shelby County Fire and Emergency Medical District, hereby releases, quitclaims, remise, and conveys any right, title or interest it may have, if any, to:

Chad Eric Speegle

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

Legal Description: Lot 13-A, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map
Book 8, page 44, in the Probate Office of Shelby County, Alabama.
Property Address: 5131 Colonial Park Road, Birmingham, AL 35242
PID #: 10-1-12-0-001-001.015

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under seal, this 8th day of March, 2016.


Charles Waldrop, President
North Shelby County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Charles Waldrop, President of North Shelby County Fire and Emergency Medical District and who 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 the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2016.

Shelby County, AL 01/06/2022
State of Alabama
Deed Tax: \$2.00


Notary Public
My Commission Expires: 12/18/19

Glenda Jones
My Commission Expires
12/18/19

I hereby certify that this is a true and correct copy of the original deed prepared by me on March 8, 2016.
Stephanie Lanier Weems
12-8-21

Real Estate Sales Validation Form

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

Grantor's Name North Shelby Fire
Mailing Address 4617 Valleydale Rd
Birmingham AL
35242


Grantee's Name Chad Eric Speede
Mailing Address 6516 Wildwood Trail
Flowery Branch, GA
30352

Property Address 5131 Colonial Park Rd
Birmingham AL
35242

Date of Sale March 8, 2016
Total Purchase Price \$ 1755.26

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


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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 1/6/2022

Print Dawn Rasco

Sign Dawn Rasco

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1