



20220621000247900 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
06/21/2022 01:39:31 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Morgan B. Means
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
James Vines and Elizabeth Vines
47 Ridgeway Lane
Helena, AL 35080

STATE OF ALABAMA

QUITCLAIM DEED WITH RIGHT OF SURVIVORSHIP
[Title Not Examined – No Opinion Expressed]

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James S. Ridgeway, Trustee of Ridgeway Living Trust dated June 20, 2012; and James W. Vines and Elizabeth N. Vines, husband and wife** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby remise, release, quitclaim, and convey unto the GRANTEEES, **James W. Vines and Elizabeth N. Vines, husband and wife** (hereinafter referred to as GRANTEEES), as joint tenants with right of survivorship, all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3 according to the survey of of Ridgeway Estates, as recorded in Map Book 56, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, unto the said GRANTEEES, as joint tenants, with right of survivorship, their successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this **June 9, 2022**.

Ridgeway Living Trust dated June 20, 2012,
and any amendments thereto


James S. Ridgeway, Trustee

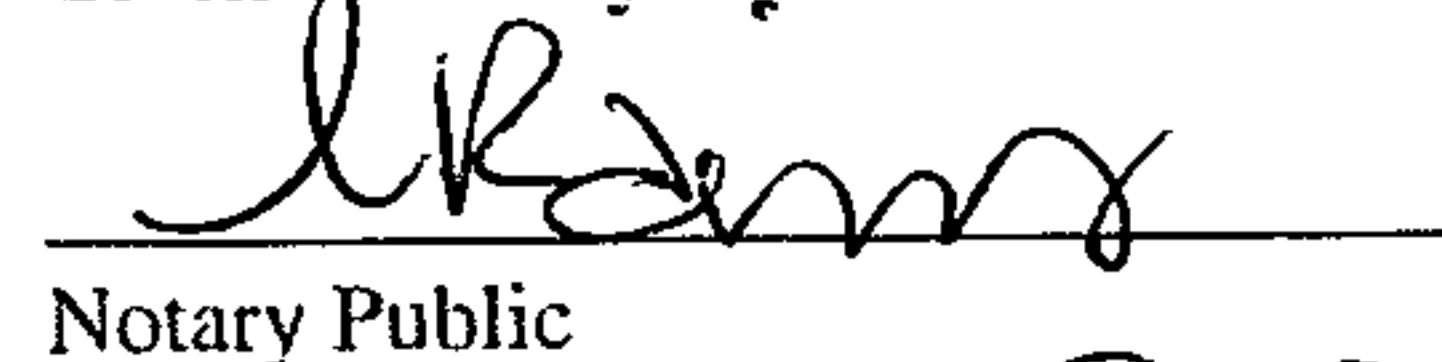

James W. Vines


Elizabeth N. Vines

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James S. Ridgeway, whose name as Trustee of Ridgeway Living Trust dated June 20, 2012, James W. Vines, and Elizabeth N. Vines, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as individuals and as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2022.


Notary Public

My Commission Expires: **8.12.2025**



Real Estate Sales Validation Form



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

Grantor's Name James R. Drew
Mailing Address 2055 Skoville Dr
Montevallo, AL
35115

Grantee's Name James/Elizabeth Vining
Mailing Address 47 Ridgewood Lane
Helena, AL
35030

Property Address 47 Ridgewood Dr
Helena, AL 35030

Date of Sale 6/20/22
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 10,400

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 6/20/22

Unattested

(verified by)

Print JAMES R. DREW

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1