

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF
CURRENT TITLE OPINION OR SURVEY

PREPARED BY:

SERA E. HARRISON, ESQ.
HARRISON MACKAY LAW, LLC
3325 Rocky Ridge Plz Ste 221
Vestavia, Alabama 35243

SEND TAX NOTICE TO:

WILLIE J. EDMISTON
1081 Southlake Cove
Hoover, Alabama 35244

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20220720000285890 1/2 \$234.50
Shelby Cnty Judge of Probate, AL
07/20/2022 01:55:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Willie J. Edmiston, a widowed man, (herein referred to as "GRANTOR"), hereby remises, releases, quitclaims, grants, sells and conveys to Willie J. Edmiston, Jeffrey Sellers Edmiston and Melanie Edmiston Morgan (herein referred to as "GRANTEES") as joint tenants, with right of survivorship, all right, title, interest and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Legal Description: Property Located at 1081 Southlake Cover, Hoover, Alabama 35244
Lot 19, according to the Survey of Southlake Cove, as recorded in Map Book 12,
Page 98, in the Probate Office of Shelby County, Alabama.

- Subject to:**
- (1) all mineral and mining rights not owned by the Grantor; and
 - (2) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever.

Given under my hand and seal, this the 28 day of June, 2022

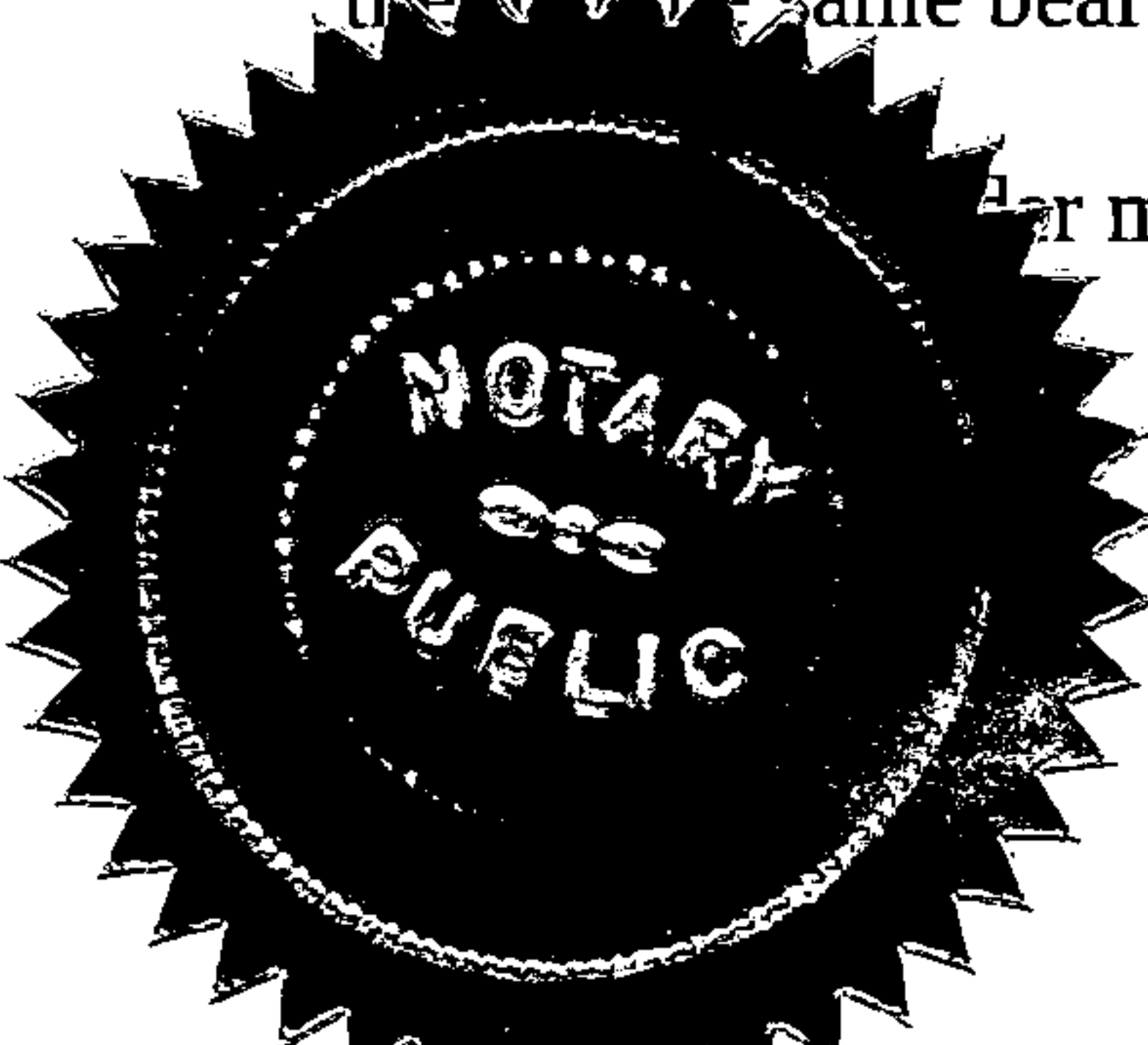
Shelby County, AL 07/20/2022
State of Alabama
Deed Tax: \$208.50

WILLIE J. EDMISTON (Grantor)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIE J. EDMISTON**, 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 the conveyance, he has executed the same voluntarily on the day the same bears date.

For my hand and official seal this 28 day of June, 2022.



RANDI L. DICUS
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 6/26/2024



20220720000285890 2/2 \$234.50
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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	<u>Willie J Edmiston</u>	Grantee's Name	<u>Willie J Edmiston</u>
Mailing Address	<u>1081 Southlake Cove</u> <u>Birmingham, AL 35244</u>	Mailing Address	<u>1081 Southlake Cove</u> <u>Birmingham, AL 35244</u>

Property Address	<u>1081 Southlake Cove</u> <u>Birmingham, AL</u> <u>35244</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>315,700</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<u>2/3 value 208,362.00</u>
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other	
<input type="checkbox"/> Closing Statement		

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	<u>20 July 2022</u>	Print	<u>Willie J Edmiston</u>
Unattested	(verified by)	Sign	<u>Willie J Edmiston</u> (Grantor/Grantee/Owner/Agent) circle one