



20220729000297270 1/3 \$192.50
Shelby Cnty Judge of Probate, AL
07/29/2022 11:30:50 AM FILED/CERT

This instrument was prepared by:

James Brandon Cooper
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
Edgar H. Binder
Betty L. Binder
421 Cedar Grove Lane
Maylene, AL 35114

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we:

**BETTY L. BINDER, A/K/A BETTY LOU BINDER, and
EDGAR H. BINDER, A/K/A EDGAR HARRY BINDER, husband and wife.**

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto:

**EDGAR HARRY BINDER AND BETTY LOU BINDER,
TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE
EDGAR AND BETTY BINDER REVOCABLE LIVING TRUST
dated July 25, 2022, and any amendments thereto**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in:

Shelby County, Alabama to-wit:

**Lot 24, according to the Survey of Cedar Grove at Sterling Gate,
Sector 1, Phase 2, as recorded in Map Book 24, Page 20, in the Probate Office
of Shelby County, Alabama.**

SUBJECT TO:

**ADVALOREM TAXES DUE FOR CURRENT YEAR AND
THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS,
COVENANTS AND CONDITIONS OF RECORD.**

This deed made without benefit of title examination unless a separate written opinion is rendered and a separate charge made for such examination. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 25 day of
July, 2022.

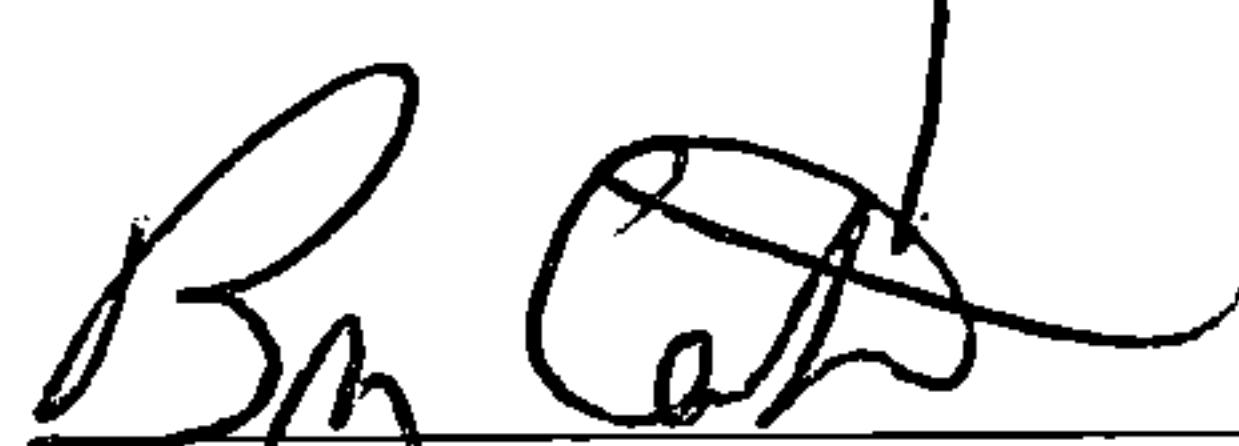
Edgar Harry Binder (Seal)
EDGAR HARRY BINDER

Betty Lou Binder (Seal)
BETTY LOU BINDER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Edgar H. Binder** and **Betty L. Binder**, whose names are signed to the foregoing conveyance, and who are known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2022


Notary Public

BRYAN CENTERS
Notary Public, Alabama State At Large
My Commission Expires APR 16 2026

My Commission Expires: 4/16/26



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 12-18-101.

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Grantor's Name Edgar H. Binder
Mailing Address Betty L. Binder
421 Cedar Grove Lane
Maylene, AL 35114

Grantee's Name EDGAR AND BETTY BINDER
Mailing Address REVOCABLE LIVING TRUST
421 Cedar Grove Lane
Alabaster, AL 35007

Property Address 421 Cedar Grove Lane
Maylene, AL 35114

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$161,400

Assessor's Market Value \$161,400.

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 Shelby County Property Appraisal

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 2/29/2022

Print Betty L Binder

Unattested _____
(verified by)

Sign Betty L. Binder (Grantor/Grantee/Owner/Agent) circle one

Form RT-1