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08/04/2022 12:43:46 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Virginia W. Merrill
1001 Linkside Dr.
Bham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

① 22-0838
THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Chadwick Merrill, a** Single **person**, (herein referred to as **Grantor**), do hereby quit claim, remit, remise, grant, sell, bargain and convey unto, **Virginia W. Merrill** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 3-A, according to the Survey of Linkside at Greystone Resurvey No. 1, as recorded in Map Book 17, Page 56, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Private Roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

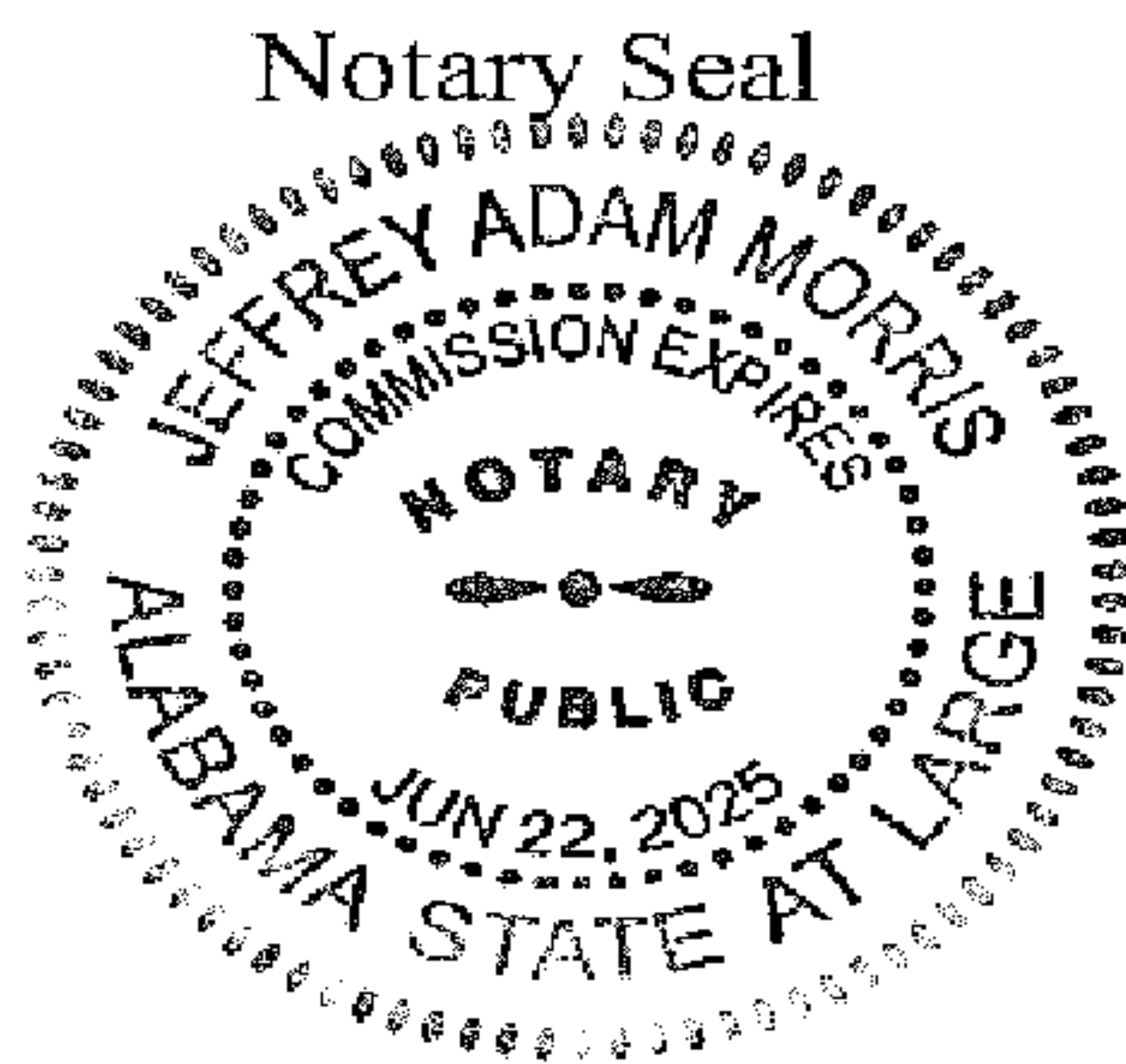
IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
26th day of July, 2022.

X Chadwick Merrill
Chadwick Merrill

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Chadwick Merrill whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2022.



Notary Public
My commission expires: 6/22/25

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Chadwick Merrill	Grantee's Name	Virginia W. Merrill
Mailing Address	22102 Hilburn Drive Birmingham AL 35242	Mailing Address	1001 Linkside Dr. Bham AL 35242
Property Address	1001 Linkside Dr, Birmingham, AL 35242-6472	Date of Sale	July 26th, 2022
	Total Purchase Price	\$	
	Actual Value	or	\$
	Assessor's Market Value	or	\$351,900.00

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 Assessor's Market Value

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

Print

Shannon Coul

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 12:43:46 PM
\$380.00 BRITTANI
20220804000304840

Allie S. Byrd