

20221116000424010 1/3 \$278.50
Shelby Cnty Judge of Probate, AL
11/16/2022 08:20:34 AM FILED/CERT

This instrument was prepared by:
James Brandon Cooper
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
Patrick Timothy O'Brien
315 Windchase Trace
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know All Persons by These Presents: That in consideration of ONE THOUSAND DOLLARS AND NO CENTS (\$1,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

BARBARA O'BRIEN, an unmarried widow, whose husband, John O'Brien, died on February 28, 1999

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

PATRICK TIMOTHY O'BRIEN, Trustee of the BARBARA Q. O'BRIEN Irrevocable Trust dated September 26, 2022.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in **Shelby County, Alabama to-wit:**

Lot 29-A, according to the survey of The Cottages of Brook Highland, as recorded in Map Book, 16, Page 129, in the Probate Office of Shelby County, Alabama.

NO TITLE OPINION GIVEN NOR SURVEY EXAMINED BY PREPARER.

SUBJECT TO:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Restrictions, building lines, easements, agreements, right of ways, mineral and mining rights, covenants running with the land, and any mortgages, et al., as the same are filed of record.

Property Address: 1925 Stone Brook Lane, Birmingham, AL 35242

Shelby County, AL 11/16/2022
State of Alabama
Deed Tax: \$250.00



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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 GRANTEES, 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 GRANTEES, 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 26 day of

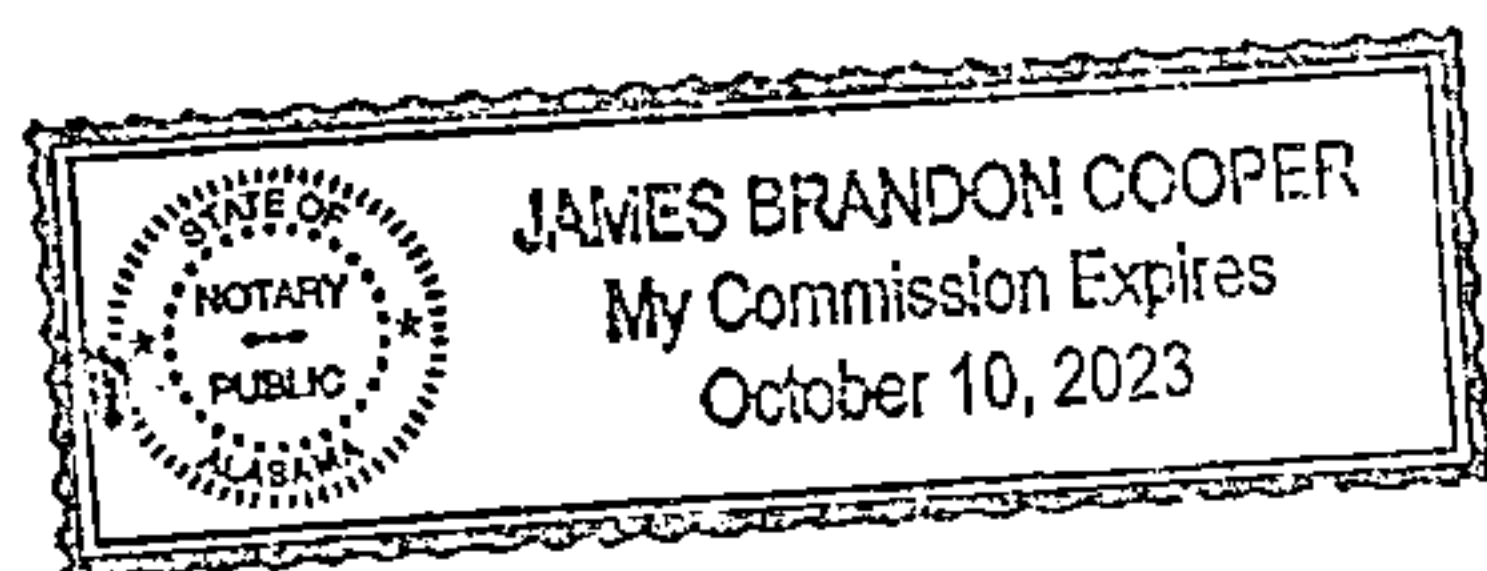
September, 2022

Barbara O'Brien (Seal)
Barbara O'Brien

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Barbara O'Brien, an unmarried widow, whose husband, John O'Brien, died on February 28, 1999** 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 26th day of September, 2022.



James Brandon Cooper
Notary Public

My Commission Expires: October 10, 2023

Real Estate Sales Validation Form

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

Grantor's Name Barbara O'Brien
Mailing Address 1925 Stone Brook Lane
Birmingham, AL 35242

Grantee's Name Barbara Q. O'Brien
Mailing Address Irrevocable Trust
1925 Stone Brook Lane
Birmingham, AL 35242

Property Address 1925 Stone Brook Lane
Birmingham, AL 35242

Date of Sale 9-26-2022

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$250,000

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 Assessed 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 Nov 10, 2022

Print Barbara O'Brien

☐ Unattested



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Sign Barbara O'Brien
(Grantor/Grantee/Owner/Agent) circle one