



20221208000445320 1/3 \$434.00
Shelby Cnty Judge of Probate, AL
12/08/2022 10:15:34 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
SCOZZARO LAW, LLC
511 Creekside Court, P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
Charles Malcolm P'Pool and Lorrie Marie Whaley P'Pool
307 South Cove Court
Bessemer, AL 35022

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Charles Malcolm P'Pool and Lorrie Marie Whaley P'Pool, Co-Trustees of the P'Pool Family Trust, dated August 29, 2022 and any amendments thereto**, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **Chuck P'Pool and Lorrie P'Pool**, husband and wife with right of survivorship, (hereinafter called the "Grantees"), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 11, ACCORDING TO A RESUBDIVISION OF LOTS 1 AND 4, SOUTH COVE, 3rd SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

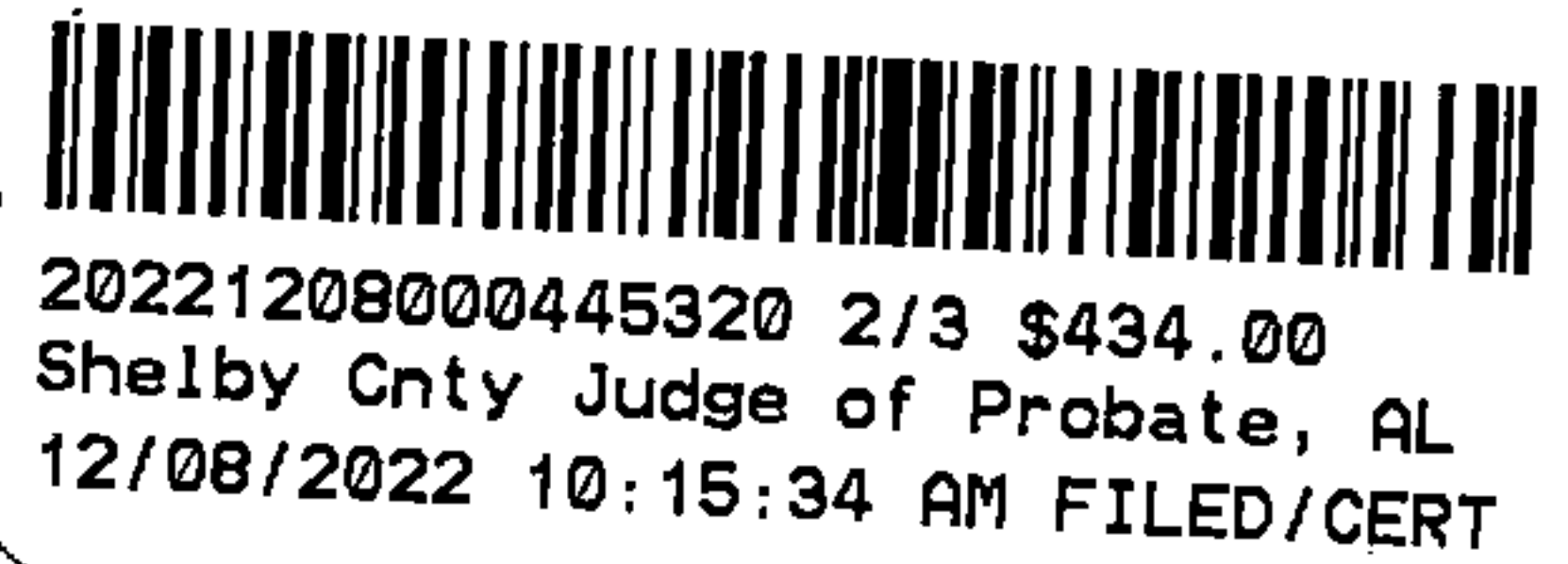
Subject to all restrictions, covenants or rights of way listed on the deed in Instr. # 2003-0725000476070.

Any other mortgage or indebtedness existing at the time of the transfer of this property by the Grantors.

Address of Property: 307 South Cove Court, Bessemer, Alabama 35022.

TO HAVE AND TO HOLD unto said Grantees, and their heirs, assigns and beneficiaries, forever.

AND said Grantors do for the Grantors and for their heirs, executors, and administrators covenant with said Grantees, and their heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said



Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantees, and Grantees' heirs, assigns and beneficiaries forever, against the lawful claims of all others.

IN WITNESS WHEREOF, we the undersigned Grantors have set our hands and seals on this the 6 day of December, 2022.

A handwritten signature in cursive script, appearing to read "Charles Malcolm P'Pool".

Charles Malcolm P'Pool as Co-Trustee of the
P'Pool Family Trust, dated August 29, 2022
and any amendments thereto, Grantor

A handwritten signature in cursive script, appearing to read "Lorrie Marie Whaley P'Pool".

Lorrie Marie Whaley P'Pool as Co-Trustee of
the P'Pool Family Trust, dated August 29,
2022 and any amendments thereto, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that, CHUCK P'POOL and LORRIE P'POOL whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2022.

A handwritten signature in cursive script, appearing to read "Harry Emmanuel Scozzaro, Jr.".

NOTARY PUBLIC

11/21/26



Real Estate Sales Validation Form

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

Grantor's Name The P'Pool Family Trust
Mailing Address c/o Co-Trustees
307 South Cove Ct.
Bessemer, AL 35022

Grantee's Name Charles P'Pool
Mailing Address Same P'Pool
307 South Cove Ct.
Bessemer, AL 35022

Property Address 307 South Cove Court
Bessemer, AL 35022

Date of Sale 12/6/22
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 404,800⁰⁰/_{xx}

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 TAX Assessor

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 12/8/22

Print H. Emmanuel Scorsno, Jr.

Sign

H. Emmanuel Scorsno, Jr.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



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