

THIS INSTRUMENT PREPARED BY:
Darrell L. Cartwright, Esq.
Cartwright Law Center, LLC
P.O. Box 383204
Birmingham, AL 35238-3204

Send Tax Notice to:
Aaron Fausone
Valerie Fausone
5853 Highway 51
Chelsea, AL 35043

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**NO TITLE EXAMINATION
QUITCLAIM DEED**

THIS INDENTURE made and entered into on this the 8th day of December, 2022, by and between Aaron Fausone and Valerie Fausone, husband and wife, of Shelby County, Alabama, as Grantor, and AARON FAUSONE and VALERIE FAUSONE, as Trustees of the Fausone Family Revocable Management Trust, as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto the said Grantees, all his/her right, title, interest and claim in or to the following described real estate, lying and being situated in the County of Shelby, State of Alabama, the address of which is 5853 Highway 51, Chelsea, AL 35043, to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of the SW 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East run thence easterly along the south line of said 1/4 1/4 section a distance of 872.46 feet to a point; thence turn 90 degrees 01 minute 26 seconds left and run northerly a distance of 671.55 feet to a point on an existing fence line; thence turn 90 degrees 30 minutes 32 seconds left and run westerly along said fence line a distance of 883.70 feet to a point; thence turn 90 degree 27 minutes 34 seconds left and run southerly along an existing fence line a distance of 663.43 feet to the point of beginning.

Together with and subject to a 60 foot non-exclusive easement as described in those deeds recorded in Deed Book 322, Page 166 and Deed Book 664.

NO SURVEY REQUESTED OR DONE; NO TITLE SEARCH OR OPINION REQUESTED OR DONE.

TO HAVE AND TO HOLD the real estate described above, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee **IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.**



20221209000446630 2/3 \$628.00
Shelby Cnty Judge of Probate, AL
12/09/2022 09:27:40 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on the day and year first above written.

AARON FAUSONE
Shelby County, Alabama

VALERIE FAUSONE
Shelby County, Alabama

STATE OF ALABAMA

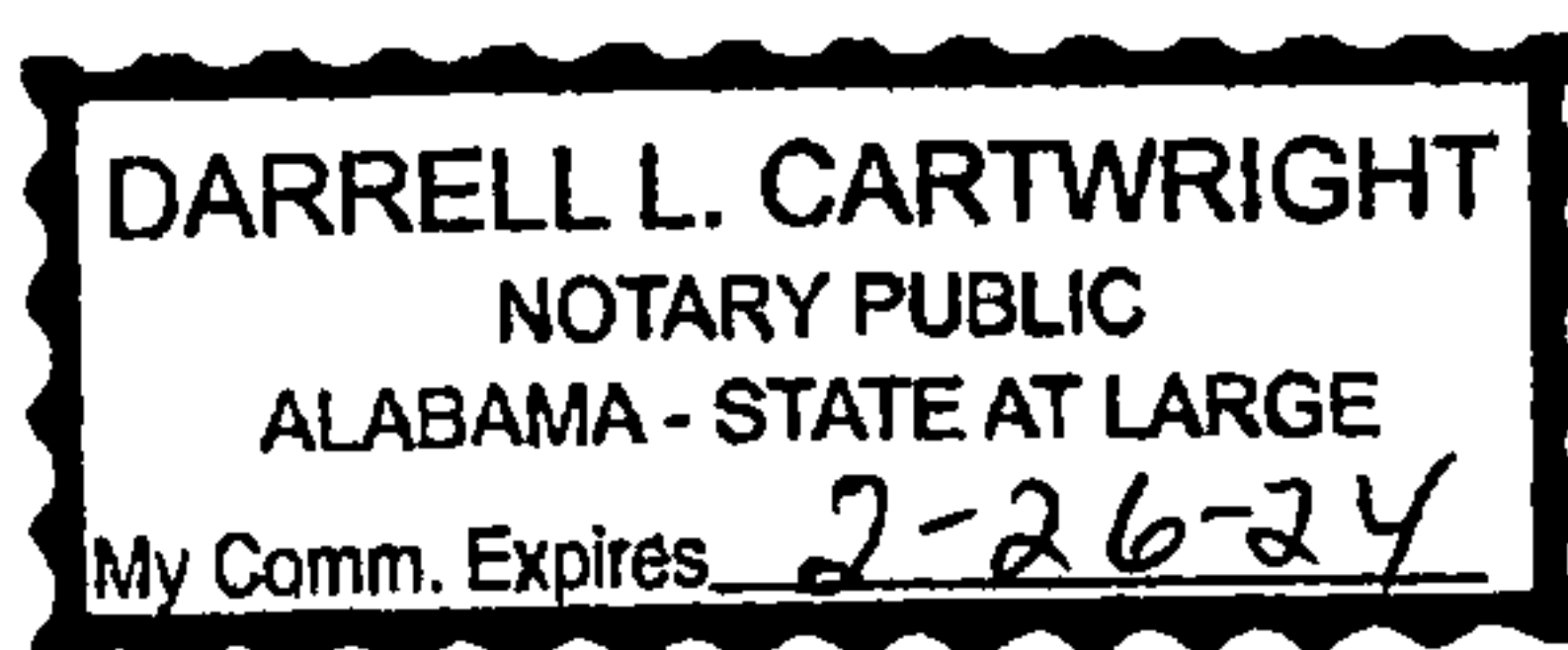
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State hereby certify AARON FAUSONE and VALERIE FAUSONE, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 8th day of December, 2022.

Notary Public

Commission expires: 2-26-24



Real Estate Sales Validation Form

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

Grantor's Name ARON + VALERIE
Mailing Address 5853 HWY 51
WILSONVILLE, AL 35186

Grantee's Name FAUSONE FAMILY ^{REVOCABLE}
Mailing Address 5853 HWY 51 ^{MANAGING TRUST}
WILSONVILLE, AL
35186

Property Address 5853 HWY 51
WILSONVILLE, AL
35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 599,790



20221209000446630 3/3 \$628.00
Shelby Cnty Judge of Probate, AL
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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 _____

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 12/9/22

Print ARON FAUSONE

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1