


This instrument was prepared by:
Brandon Cooper
P.O. Box 320
Hoover, AL 35242

Send Tax Notice To:
Charles T. Barco
Diane M. Arnold
1380 Legacy Drive
Hoover, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20230201000026980 1/3 \$756.00
Shelby Cnty Judge of Probate, AL
02/01/2023 12:14:54 PM FILED/CERT

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

CHARLES T. BARCO and DIANE M. ARNOLD, Husband and Wife

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

Charles Theodore Barco and Diane Michel Arnold, Trustees, or their successors in interest, of the JLR FAMILY TRUST dated January 3, 2023, 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 835, according to the survey of Greystone Legacy, 8th Sector Phase 1, as recorded in Map Book 31, Page 14 A, B, and C, in the Probate Office of Shelby County, Alabama.

Grantor Address: 1380 Legacy Drive, Hoover, AL 35242

Grantee Address: 1380 Legacy Drive, Hoover, AL 35242

Property Address: 1380 Legacy Drive, Hoover, AL 35242

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Easements and building line as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2001-48193.
4. Greystone Legacy Declaration of Covenants, Conditions and Restrictions as set out in instrument recorded in Inst. No. 1999-50995.
5. Access easement agreement as recorded in Inst. No. 1999-12253. (affects entrance road)
6. Easement agreement as recorded in Inst. No. 1999-12254. (affects entrance road)

Shelby County, AL 02/01/2023
State of Alabama
Deed Tax: \$727.00

7. Access easement agreement and right of first refusal agreement dated February 2, 1999 and recorded in Inst. No. 1999-7167, by and between Greystone Development Company, LLC and Gilbert Family Partnership LTD, Roy W. Gilbert Jr. and wife, Judith L. Gilbert, Roy W. Gilbert, III and wife, Sharon R. Gilbert.
8. Easement granted to Alabama Power Company for electrical power as set out in Real 133, Page 551, Deed Book 246, Page 848 and Real 142, Page 188.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
10. Declaration of use restrictions between Greystone Development Company, LLC, Stillmeadow Farm, Ltd and Walter Dixon, recorded in Inst. No. 1999-12251.
11. Transmission line permits to Alabama Power Company for electrical power as recorded in Deed Book 246, Page 849 and Deed Book 138, Page 588.
12. Right-of-way granted to South Central Bell for telephone services as recorded in Real 21, Page 312.
13. Easement of Alabama Power Company for electrical power as recorded in Deed Book 351, Page 1.

No title exam was requested or performed. 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 16 day of January, 2023.

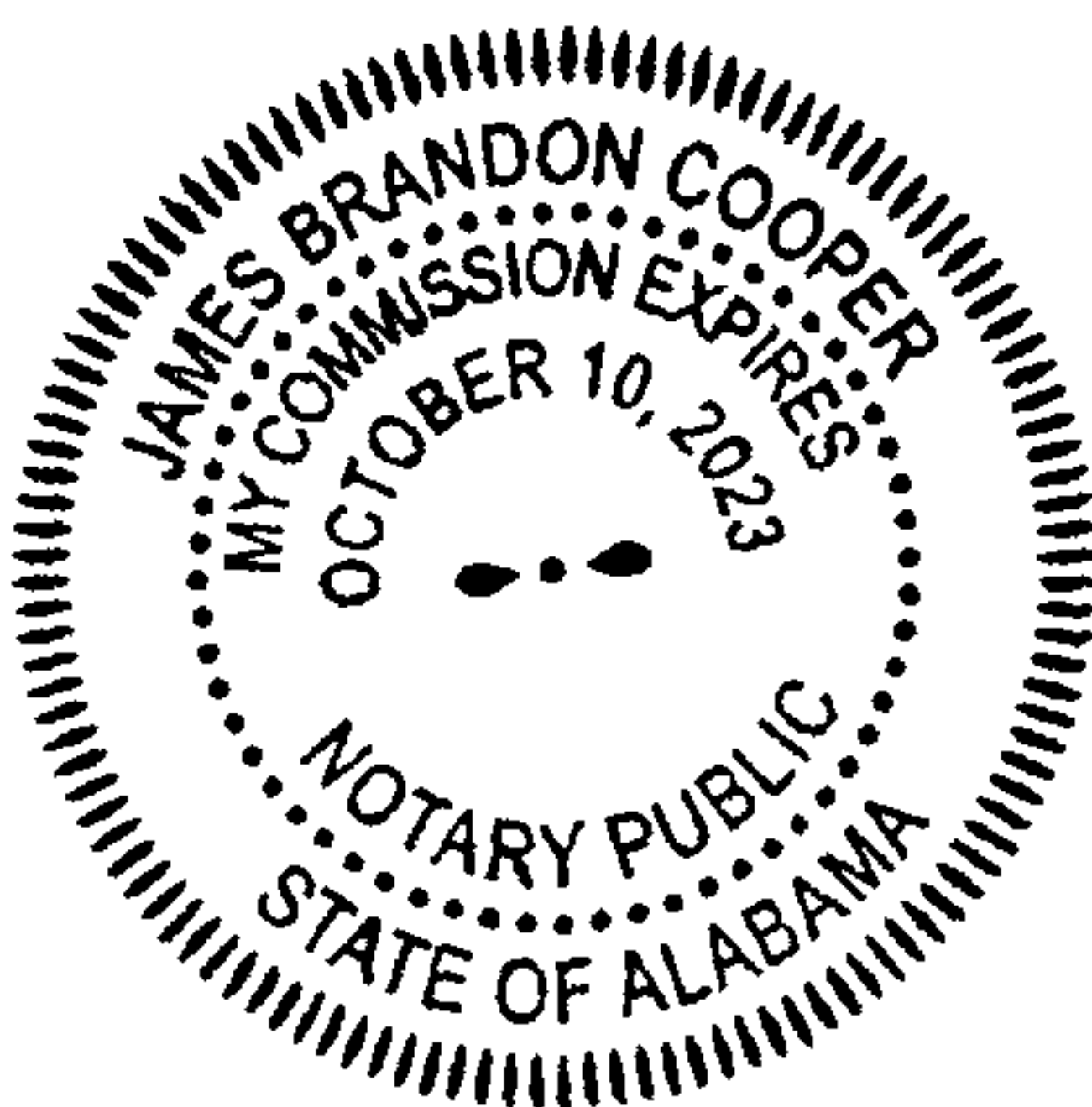

(Seal)
CHARLES T. BARCO



(Seal)
DIANE M. ARNOLD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **CHARLES T. BARCO** and **DIANE M. ARNOLD** 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 16th day of January, 2023.




Notary Public
My Commission Expires: October 10, 2023

Real Estate Sales Validation Form

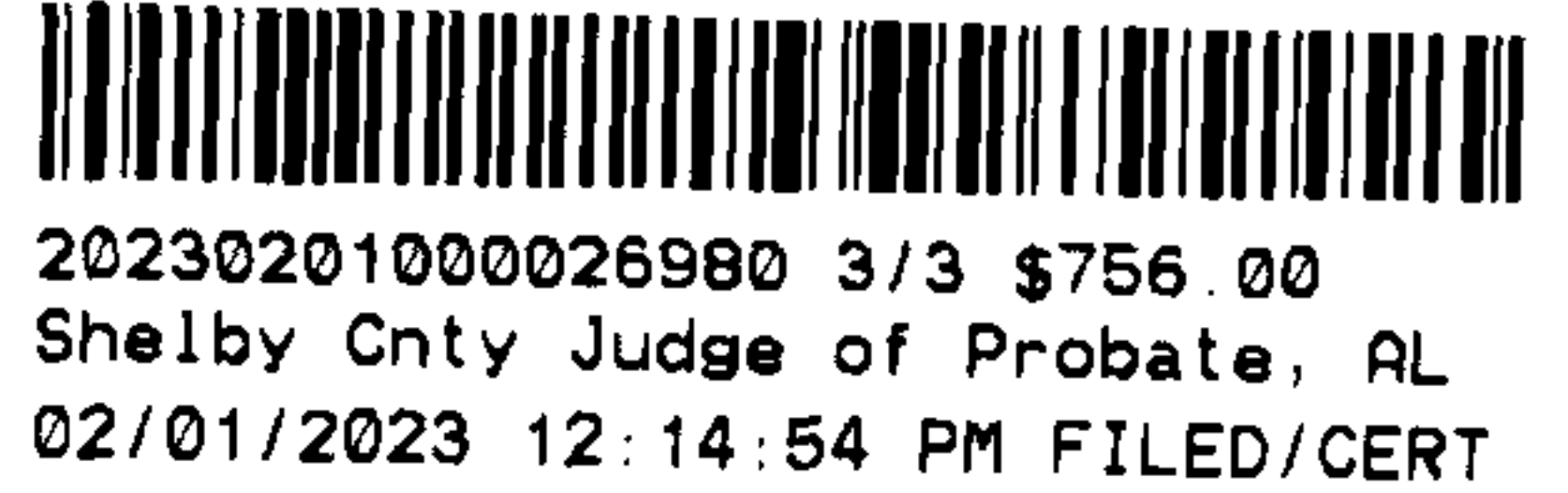
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles T. Barco
Mailing Address Diane M. Arnold
1380 Legacy Drive
Hoover, AL 35242

Grantee's Name JLR FAMILY TRUST
Mailing Address 380 Legacy Drive
Hoover, AL 35242

Property Address 1380 Legacy Drive
Hoover, AL 35242

Date of Sale 1-16-2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 726,800



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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Citizen Access Portal |
| <input type="checkbox"/> Closing Statement | |

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 DIANE M. ARNOLD

 Unattested

Sign Diane M Arnold

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1