



20230207000031090 1/2 \$286.00
Shelby Cnty Judge of Probate, AL
02/07/2023 08:56:37 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifty- Nine Thousand Eight Hundred and no/100 (\$259,800.00)** Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by GRANTEE herein, the receipt whereof, is hereby acknowledged I/we, **James R. Thompson and Mary T. Thompson**, a married couple by and through their Attorney in Fact, **Robert M. Thompson**, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Robert Matt Thompson and James R. Thompson, Trustees of the Mary T. Thompson Trust dated February 6, 2023.** (herein referred to as GRANTEE), its successors and assigns, in and to the following described real estate, situated in the County of **Shelby** and the State of Alabama, to-wit:

Lot 59 Block L, according to the Map and Survey of Forest Lakes, Sector 2- Phase 2, as same appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 29, at Page 127.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, conditions, restrictions, covenants, rights of way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

This is a Scrivener's Deed. No title search has been performed by the preparer of this deed. No title opinion is rendered by the preparer of this deed upon which either Grantor or Grantees can rely.

Pursuant to Code of Alabama (1975) Section 40-22-1 as amended, the preparer of this conveyance represents that:

The Grantor's mailing address is: 2205 Forest Lakes Lane, Sterrett, AL 35147

The Grantees mailing address: 2205 Forest Lakes Lane, Sterrett, AL 35147

The address of the within conveyed property is: 2205 Forest Lakes Lane, Sterrett, AL 35147

The date of this conveyance is as appears below.

The total purchase price is \$259,800.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other (Taxes)

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successor and assigns **FOREVER**.

And GRANTOR does covenant with the said GRANTEE, its successor and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that he/she is free from all encumbrances, except as hereinabove provided; that he/she has a good right to sell and convey the same to the said GRANTEE, its successor and assigns, and that GRANTOR will



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WARRANT AND DEFEND the premises to the said GRANTEE, its successor and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of February, 2023.

Mary T. Thompson

Mary T. Thompson

By: Robert Matt Thompson

Robert Matt Thompson
Her Attorney In Fact

James R. Thompson

James R. Thompson

By: Robert Matt Thompson

Robert Matt Thompson
His Attorney In Fact

STATE OF ALABAMA

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) ss.

COUNTY OF SHELBY

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On this February 6, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert Matt Thompson whose named as attorney-in-fact for Mary T. Thompson and James R. Thompson, Grantors, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

[Seal]



Chris Ann Wingo

Notary Public

My commission expires: 1/28/24

Prepared by:
Sayge Grubbs Esq.
5027 Mercer Street
Montgomery, AL 36116