

Value = \$556,620.00 / Tax: \$557.00 / 4 pages: \$31.00 / Total: \$588.00



20230405000094520 1/4 \$588.00
Shelby Cnty Judge of Probate, AL
04/05/2023 10:48:55 AM FILED/CERT

SEND TAX NOTICE TO:

Eddie James Thomas and Ella Quick Thomas,
Co-Trustees of the 2023 Thomas
Joint Revocable Trust
175 Weatherly Way
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 29 day of March, 2023, by EDDIE JAMES THOMAS and ELLA QUICK THOMAS, a married couple, (hereinafter referred to as the "Grantors"), to EDDIE JAMES THOMAS and ELLA QUICK THOMAS, as co-Trustees of the 2023 THOMAS JOINT REVOCABLE TRUST (hereinafter referred to as the "Grantee").

WHEREAS, on February 18, 1994, the real property described herein was conveyed by Corporation Form Warranty Deed by Win Homes, Inc. to Eddie James Thomas and Ella Quick Thomas, a married couple, as joint tenants, with right of survivorship, and such deed was recorded on February 22, 1994 with the Probate Court of Shelby County, Alabama in Book 1994 at Page 05837; and

WHEREAS, the Grantors desire through this conveyance to transfer their interest in the real property described herein to Grantee.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten and 0/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the Grantors' interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions, and rights-of-way appearing of record in the aforesaid Probate Office and affecting the Subject Property.

Subject to ad valorem taxes for the current year.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").



20230405000094520 2/4 \$588.00
Shelby Cnty Judge of Probate, AL
04/05/2023 10:48:55 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors, executors, administrators, and assigns forever.


And said Grantors hereby covenant and agree with said Grantee, its heirs, executors, administrators and assigns, that they will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantors, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, EDDIE JAMES THOMAS and ELLA QUICK THOMAS, as co-Trustees of the 2023 THOMAS JOINT REVOCABLE TRUST.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29 day of March, 2023.


EDDIE JAMES THOMAS

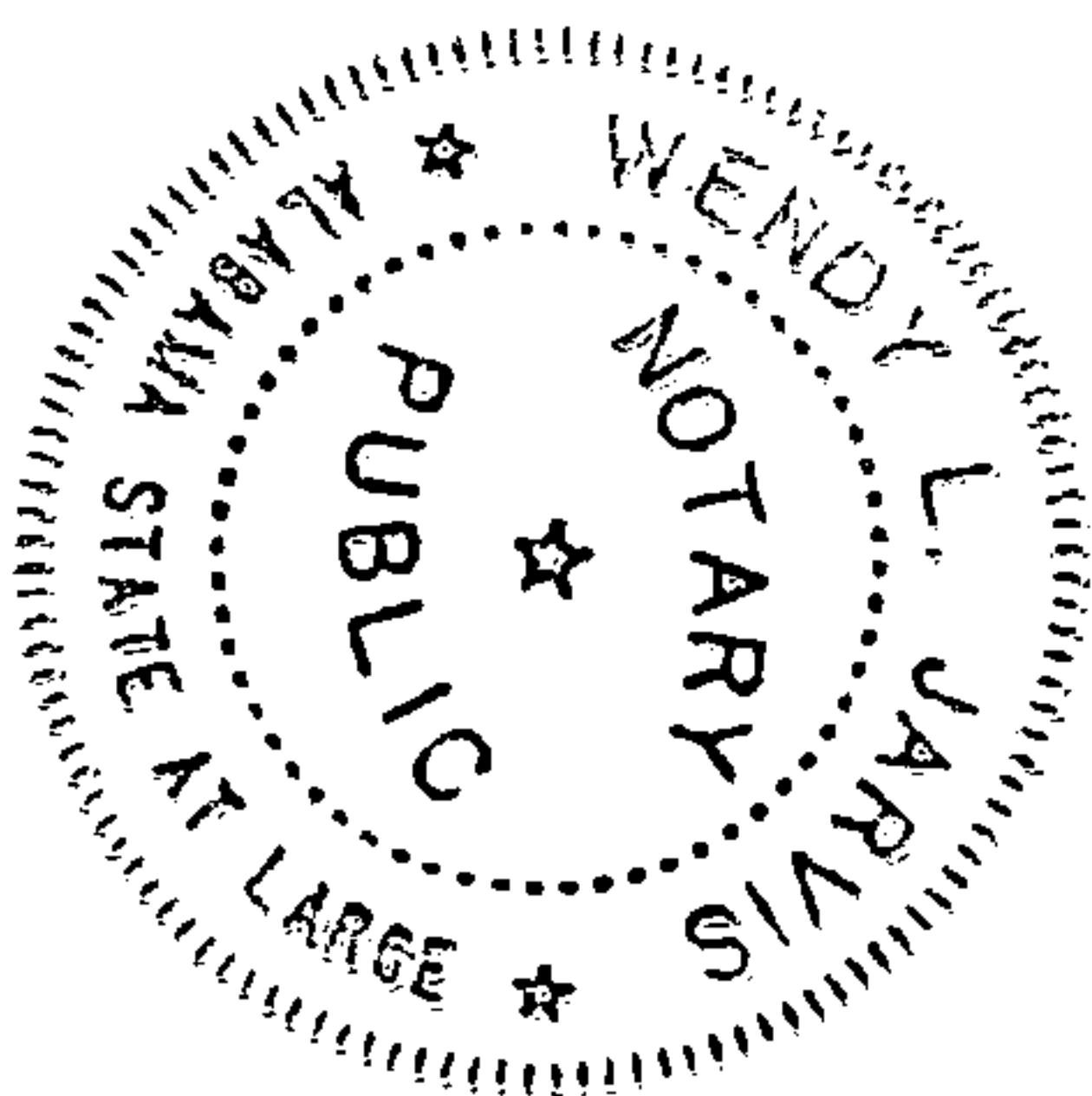

ELLA QUICK THOMAS


STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that EDDIE JAMES THOMAS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2023.




Notary Public
My Commission Expires: 9/5/25



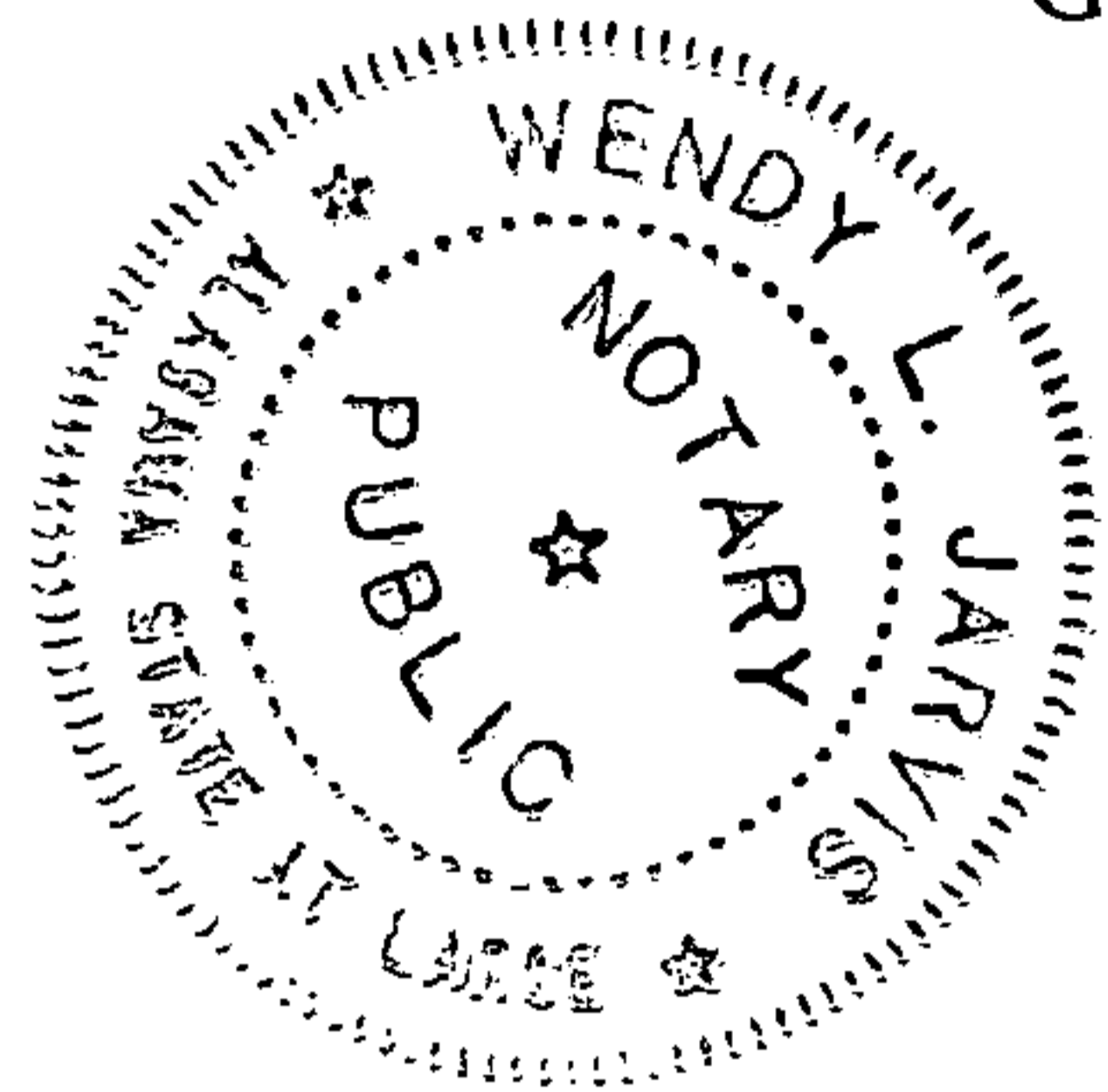
20230405000094520 3/4 \$588.00
Shelby Cnty Judge of Probate, AL
04/05/2023 10:48:55 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that ELLA QUICK JAMES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2023.



Wendy L. Jarvis
Notary Public
My Commission Expires: 1/5/25

THIS INSTRUMENT PREPARED (WITHOUT THE BENEFIT OF A TITLE SEARCH BY):

Nancy C. Hughes
Hughes & Scalise, PC
880 Montclair Road, Suite 325
Birmingham, AL 35213
(205) 871-0300
nhughes@hughesscalise.com



20230405000094520 4/4 \$588.00
Shelby Cnty Judge of Probate, AL
04/05/2023 10:48:55 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Eddie James Thomas and Ella Quick Thomas
Mailing Address 175 Weatherly Way
Pelham, AL 35124

Grantee's Name Eddie James Thomas and Ella Quick Thomas
Mailing Address co-Trustees of the 2023 Thomas Joint Revocable Trust
175 Weatherly Way
Pelham, AL 35124

Property Address 175 Weatherly Way
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 556,620.00

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's Records

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 March 29, 2023

Print EDDIE JAMES THOMAS

Sign

Eddie James Thomas

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1