

## QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, **Robert Lane Cowsert, a married man, and Betty R. Cowsert, his wife,** the undersigned Grantors, do hereby remise, release, quitclaim, grant, and convey all of their interest to **Trent Wayne Cowsert as Trustee for the Cowsert Irrevocable Trust dated April 4, 2023,** Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

See Exhibit "A".

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

**TO HAVE AND TO HOLD** unto the said Grantee, their heirs and assigns in fee simple, forever.

**IN WITNESS WHEREOF,** we have hereunto set our hands and seals, this 4th day of April, 2023.

  
\_\_\_\_\_  
**ROBERT LANE COWSERT** (SEAL)

*Betty R. Cowser* by *Robert Lane Cowser* (SEAL)

**BETTY R. COWSERT, by Robert Lane Cowser,  
Her Agent pursuant to the Durable Power of Attorney  
Dated August 7, 2015 and recorded in the Probate  
Office of Shelby County at 20200821000364940**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **ROBERT LANE COWSERT, individually, and as Agent for BETTY R. COWSERT,** 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, this 4<sup>th</sup> day of April, 2023.

*Michael David Bradford*  
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared By:  
**HOLLIMAN & HOLLIMAN, PLLC**  
Melanie B. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281

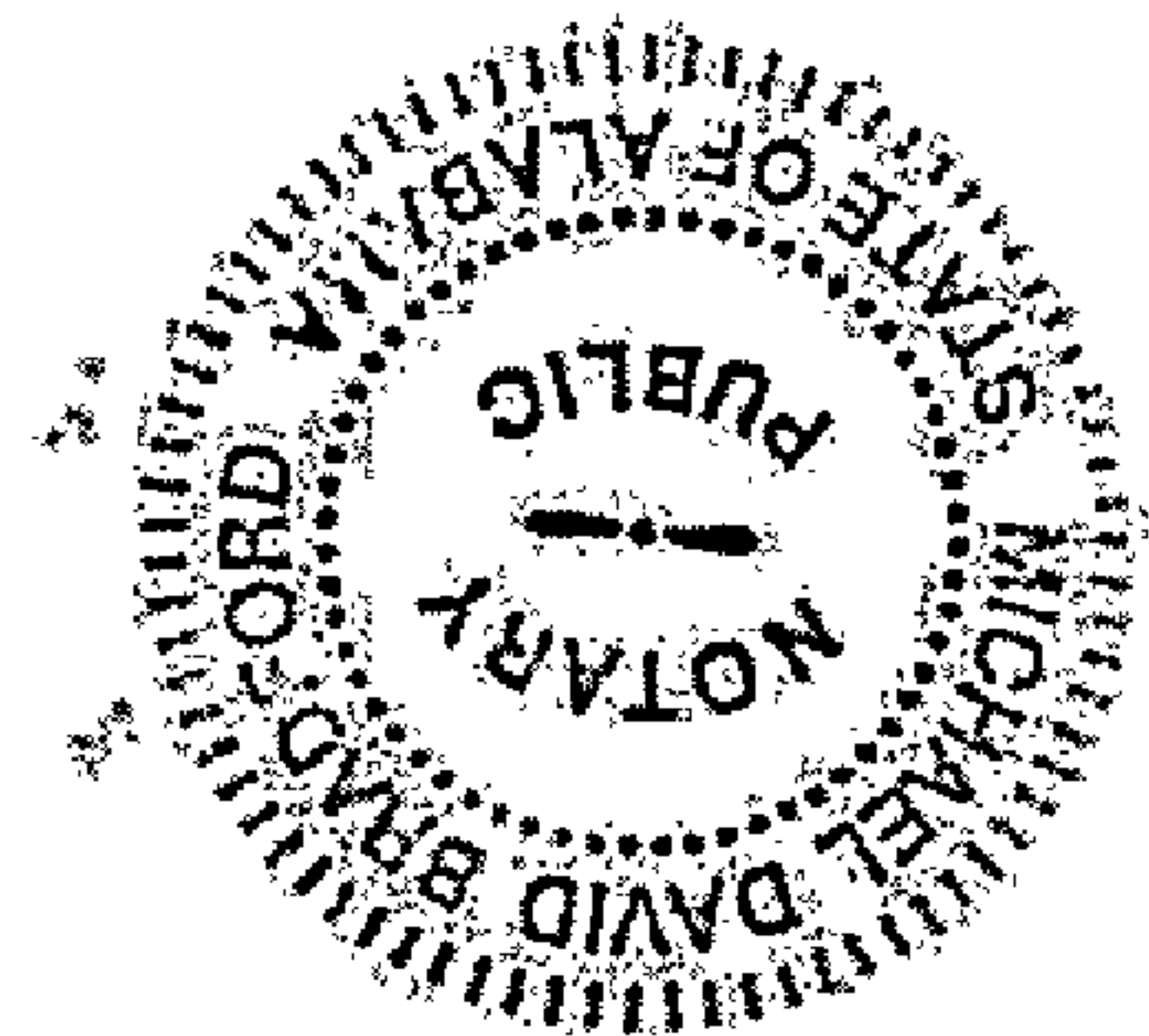


Exhibit A

Lot 14, according to the Resurvey of Daventry Sector 1, as recorded in Map Book 26, Page 98, in the Probate office of Shelby County

Source of Title: Instrument No. 20200821000364960

Real Estate Sales Validation Form

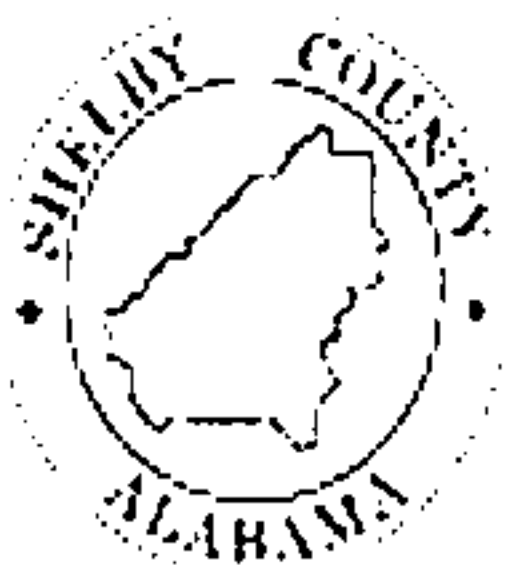
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert & Betty Cowsert
Mailing Address 105 Summer Crest Drive
Alabaster, AL 35007

Grantee's Name Wayne Cowsert, Trustee of
Mailing Address Cowsert Irrevocable Trust
105 Summer Crest Drive
Alabaster, AL 35007

Property Address 153 Daventry Drive
Calera, AL 35040

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$77,400.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/18/2023 02:59:09 PM
\$108.50 JOANN
20230418000111770

The purchase price or actual value claim <sup>see s. Byrd</sup> 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 4/18/2023

Print Carol Winning

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one