



This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Michael Andrew Trussell  
725 2<sup>nd</sup> Street  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Yevette L. Trussell, an unmarried woman**, (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Michael Andrew Trussell**, (hereinafter called Grantee whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOTS "C" AND "D" IN BLOCK 16, IN THE TOWN OF HELENA, ALABAMA, THE SAME BEING IN THE SW ¼ OF SW ¼ OF SECTION 15, TOWNSHIP 20, RANGE 3 WEST, AND LOCATED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST SIDE OF THIRD STREET, SAID POINT BEING NORTHERLY 606.5 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 16; THENCE SOUTH 69 DEG. AND 15 MIN. EAST 288.5 FEET TO THE WEST EDGE OF SECOND STREET; THENCE NORTH 100 FEET TO THE NORTHEAST CORNER OF LOT "C"; THENCE NORTH 89 DEG. AND 15 MIN. WEST 323.4 FEET; TO THE EAST EDGE OF THIRD STREET; THENCE SOUTH 100 FEET TO THE POINT OF COMMENCEMENT, SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE.**

Shelby County, AL 04/25/2023  
State of Alabama  
Deed Tax: \$56.50



20230425000120660 2/3 \$84.50  
Shelby Cnty Judge of Probate, AL  
04/25/2023 03:30:31 PM FILED/CERT

IN WITNESS WHEREOF I sign my hand, this the 24<sup>th</sup> day of April, 2023.

X *Yvette L. Trussell*  
Yvette L. Trussell

STATE OF Alabama  
COUNTY OF Shelby

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Yvette L. Trussell**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of April, 2023.

*[Signature]*  
Notary Public  
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025





20230425000120660 3/3 \$84.50  
Shelby Cnty Judge of Probate, AL  
04/25/2023 03:30:31 PM 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 Yvette L. Trussell

Grantee's Name Michael Andrew Trussell

Mailing Address 725 2<sup>nd</sup> Street  
Helena, AL 35080

Mailing Address 725 2<sup>nd</sup> Street  
Helena, AL 35080

Property Address 721 2<sup>nd</sup> Street  
Helena, AL 35080

Date of Sale 4/24, 2023  
Total Purchase Price \$                     

Or

Actual Value \$                     

Or

Assessor's Market Value \$56,050.00

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

  X   Other: Full Tax Assessor's Value -- \$56,050.00

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 April 24, 2023

Print: Yvette L. Trussell

       Unattested

Sign Yvette L. Trussell

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1