

## 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 Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **JACK S. SHIELDS, a single man**, the undersigned Grantor, do hereby remise, release, quitclaim, grant, and convey all of my interest to **JACK S. SHIELDS, Trustee of the Shields Living Trust dated November 2, 2022**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

SEE THE ATTACHED EXHIBIT A

**SOURCE OF TITLE: Instrument # 20220722000287630**

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 11/2/22.

*Jack S. Shields*  
\_\_\_\_\_  
Jack S. Shields

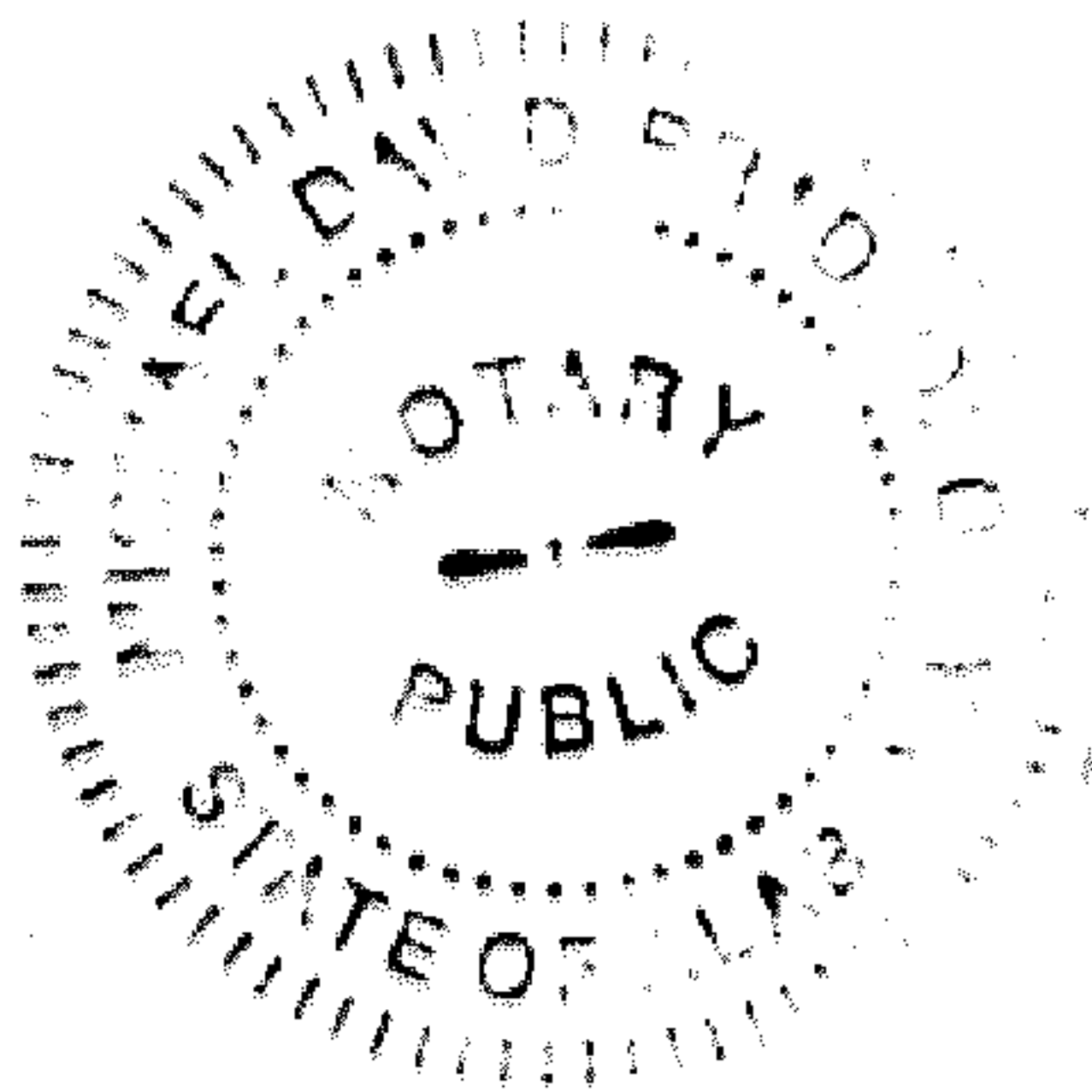
(SEAL)

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 **JACK S. Shields**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before myself 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 11/2/22.



*Michael David Bradford*  
\_\_\_\_\_  
Notary Public

My Commission Expires 04/14/2026

For ad valorem tax purposes, mail to:

203 STERLINGOAKS DR,  
HOOPER AL 35244

Prepared by:

John R. Holliman, Attorney  
2491 Pelham Pkwy  
Pelham, Al 35124

**EXHIBIT A**

**Property 1:**

Unit 203, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc, as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

Source of title: Inst. # 20220722000287630

Real Estate Sales Validation Form

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

Grantor's Name Jack S. Shields
Mailing Address 203 Starling Oaks Dr.
Hoover, AL
35244

Grantee's Name Jack S. Shields Trustee of the
Mailing Address Shields Living Trust dated November 2,2022
203 Starling Oaks Dr.
Hoover, AL 35244

Property Address 203 Starling Oaks Dr.
Hoover, AL 35244

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$190,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 02:54:50 PM
\$221.00 BRITTANI
20230501000128180

Handwritten signature/initials

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

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 5/1/2023

Print Carol Winning

Unattested (verified by)

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