


This instrument was prepared by:
James Brandon Cooper
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
Clara Ray Lantrip
3008 Brookhill Drive
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20230626000190080 1/3 \$468.50
Shelby Cnty Judge of Probate, AL
06/26/2023 03:46:38 PM FILED/CERT

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS**
AND NO CENTS (\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, I

CLARA RAY LANTRIP, a widow and **BILLY RAY LANTRIP**, deceased

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**WILLIAM RAY LANTRIP and TAMMI LANTRIP COCHRAN, Trustees,
or their successors in interest, of the CLARA RAY LANTRIP REVOCABLE
LIVING TRUST dated June 23, 2023, and any amendments thereto.**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in
Shelby County, Alabama to-wit:

**Lot 66, according to the Survey of Meadow Brook, 17th Sector, as recorded in
Map Book 9, Page 158, A&B, in the Probate Office of Shelby County, Alabama.**

Subject to all rights of way, easements, covenants, and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

Mineral and mining rights excepted.

Property Address: 3008 Brookhill Drive, Birmingham, Alabama 35242

This deed made without benefit of title examination unless a separate written opinion is rendered and a
separate charge made for such examination. No warranty is made by the draftsman as to the quantity
of ground or the correctness of the description.

Shelby County, AL 06/26/2023
State of Alabama
Deed Tax: \$439.50



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TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 23rd day of

June, 2023.

Clara Ray Lantrip (Seal)
CLARA RAY LANTRIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **CLARA RAY LANTRIP**, a widow whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me 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 23rd day of June, 2023.



James Brandon Cooper
Notary Public
My Commission Expires: October 10, 2023

Real Estate Sales Validation Form

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

Grantor's Name Clara Ray Lantrip
Mailing Address 3008 Brookhill Drive
Birmingham, AL 35242

Grantee's Name William Lantrip & Tammi Cochran
Mailing Address Trustees of Clara Ray Lantrip RLT
3008 Brookhill Drive
Birmingham, AL 35242

Property Address 3008 Brookhill Drive
Birmingham, AL 35242

Date of Sale June 23, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 439,500



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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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County Tax Appraisal

☐ Closing Statement

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 _____

Print Tammi Lantrip Cochran

Sign Tammi Lantrip Cochran

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1