



20230801000230480 1/4 \$91.00  
Shelby Cnty Judge of Probate, AL  
08/01/2023 10:28:21 AM FILED/CERT

**PROPERTY ADDRESS:**

4465 Sicard Hollow Road  
Birmingham, AL 35242

**THIS INSTRUMENT WAS PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH BY:**

J. Sanford Mullins III  
Attorney at Law  
3583 Great Oak Lane  
Birmingham, AL 35223

**No title opinion requested; none rendered.  
Legal description supplied by Grantor.**

**SEND TAX NOTICE TO:**

Gillian B. Blair  
12668 Nottingham Lane  
Grass Valley, CA 95949

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the Grantee herein, the receipt, adequacy, and sufficiency whereof are hereby acknowledged, **CHRISTINE EATON BLAIR**, a single woman ("Grantor"), does hereby grant, bargain, sell, and convey an undivided 3/8 interest in the building located on the Property (as hereinafter identified on the attached **EXHIBIT A** incorporated herein by reference), unto **CHRISTINE E. BLAIR**, as Trustee of the **CHRISTINE E. BLAIR TRUST** dated June 27, 2013 ("Grantee").

SUBJECT TO all restrictions, easements, rights of way, liens, and encumbrances of record, if any. The subject property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, her successor Trustees of the said trust, her heirs, personal representatives, and assigns, forever. **THIS DEED IS NOT INTENDED TO CONVEY ANY INTEREST IN THE LAND CONSTITUTING THE PROPERTY.**

Shelby County, AL 08/01/2023  
State of Alabama  
Deed Tax: \$60.00

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this \_\_\_\_\_  
day of August, 2023.

*Christine Eaton Blair*

CHRISTINE EATON BLAIR

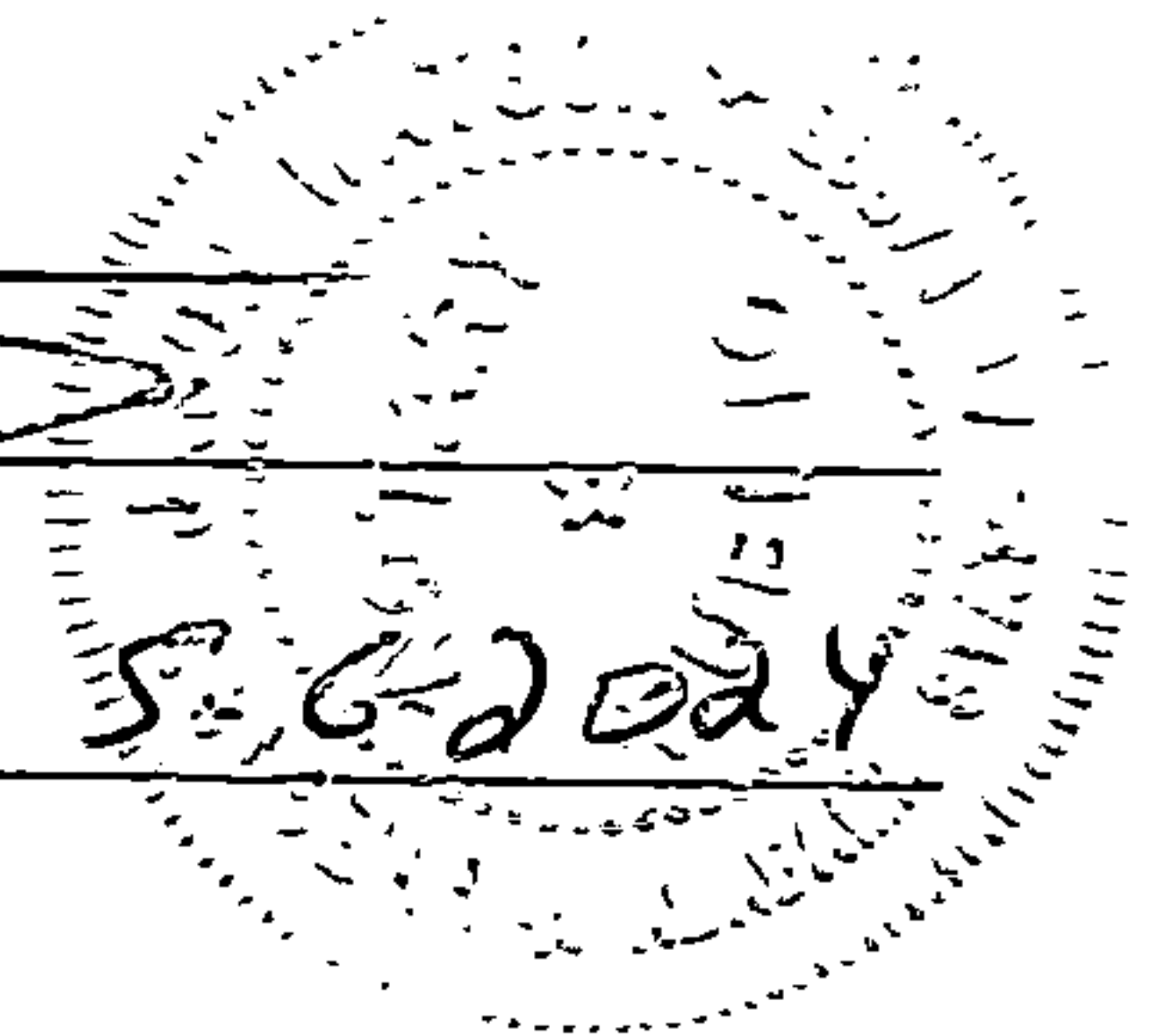
*Alabama*  
STATE OF ~~CALIFORNIA~~ )  
*Jefferson* COUNTY )

I, the undersigned authority, a Notary Public in and for said county and State, hereby  
certify that **CHRISTINE EATON BLAIR**, a single woman, 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 1 day of August, 2023.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: 5-6-2024



**EXHIBIT A**

  
20230801000230480 3/4 \$91.00  
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The house located on the real property situated in Shelby County, Alabama, having parcel identification number: 03-4-19-0-001-005.903, which is also described as:

E1/4 OF THE W1/2 OF THE SW1/4 & E1/2 OF THE SW1/4 SEC19

## Real Estate Sales Validation Form

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

Grantor's Name Christine Eaton Blair  
Mailing Address 12668 Nottingham Lane  
Grass Valley, CA 95949

Grantee's Name Christine E. Blair, as Trustee of the Christine E. Blair Trust dated June 27, 2013

Mailing Address 12668 Nottingham Lane  
Grass Valley, CA 95949

Property Address 4465 Sicard Hollow Road  
Birmingham, AL 35242

Date of Sale August \_\_, 2023

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 59,662.50 (3/8 of \$159,100 Value)

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 Assessor's Value (\$159,100.00)

☐ 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 a

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 August \_\_, 2023

Print Gillian B. Blair

☒ Unattested

(verified by)

Sign

Christine E Blair

(Grantor/Grantee/Owner/Agent) circle one