



20230925000285100 1/3 \$504.00
Shelby Cnty Judge of Probate, AL
09/25/2023 08:45:47 AM FILED/CERT

This instrument was prepared by:

Brandon Cooper
P.O. Box 320
Helena, AL 35080

Send Tax Notice to:
Michael D. Furr
Kathryn M. Furr
344 Grey Oaks Drive
Pelham, Alabama 35124

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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/we

MICHAEL D. FURR and KATHRYN M. FURR, husband and wife

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

Michael Dan Furr and Kathryn Marling Furr, Trustees, or their successors in interest, of the Michael Dan Furr and Kathryn Marling Furr Family Trust dated September 19, 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 204, ACCORDING TO THE SURVEY OF GREY OAKS, SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 43, PAGE 138 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Grantor Address: 344 Grey Oaks Drive, Pelham, Alabama 35124

Grantee Address: 344 Grey Oaks Drive, Pelham, Alabama 35124

Property Address: 344 Grey Oaks Drive, Pelham, Alabama 35124

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Title to all minerals within and underlying the premises, not owned by the grantor.
3. Easement, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description.



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TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 19 day of Sept., 2023

Michael D. Furr (Seal)
MICHAEL D. FURR

Kathryn M. Furr (Seal)
KATHRYN M. FURR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **MICHAEL D. FURR** and **KATHRYN M. FURR** whose names are signed to the foregoing conveyance, and who are 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 19th day of September, 2023.



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

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Michael D. Furr
Mailing Address Kathryn M. Furr
344 Grey Oaks Drive
Pelham, Alabama 35124

Grantee's Name Michael Dan Furr & Kathryn Marling
Mailing Address Furr Family Trust
344 Grey Oaks Drive
Pelham, Alabama 35124

Property Address 344 Grey Oaks Drive
Pelham, Alabama 35124

Date of Sale 9-19-2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 474,960

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 Citizens Access Portal

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 Kathryn Marling Furr _____

____ Unattested

(verified by)

Sign Kathryn Marling Furr _____

(Grantor/Grantee/Owner/Agent) circle one

[Print Form](#)

Form RT-1