



20231003000295140 1/2 \$293.00
Shelby Cnty Judge of Probate, AL
10/03/2023 10:07:26 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten (\$10) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, GRANTORS DOUGLAS M. MELTON and wife KIMBERLY S. MELTON, remise, release, and forever quitclaim to THE MELTON FAMILY TRUST 2023, hereinafter the Grantee, all their right, title, interest, and claim to the following described real estate situated in Shelby County, Alabama, to-wit:

As Recorded: Lot 8, according to the Survey of Dearing Downs, Tenth Addition, as recorded in Map Book 14, Page 86 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is subject to existing easements, restrictions, set-back lines, right-of-way, mineral and mining rights not owned by Grantor, any existing mortgages, and other reservations of record as recorded in the aforesaid Office of the Probate Judge.

TO HAVE AND TO HOLD unto the Grantee, THE MELTON FAMILY TRUST 2023. IN WITNESS WHEREOF, the Grantors set their hands this the 2nd day of October, 2023.

Douglas M. Melton
Signature Douglas M. Melton, Grantor

Kimberly S. Melton
Signature Kimberly S. Melton, Grantor

STATE OF ALABAMA

COUNTY OF SHELBY

DOUGLAS M. MELTON and KIMBERLY S. MELTON personally appeared before me Shannon Michael Myers (name of notary) as Grantors and Trustees of THE MELTON FAMILY TRUST 2023, and who are known to me, acknowledged before me on this day, that being fully informed of the contents of the foregoing instrument, they executed the same voluntarily on this date.

Given under my hand and official seal this the 2nd day of October, 2023.

Shannon Michael Myers
Notary Printed Name

SHANNON MICHAEL MYERS
NOTARY PUBLIC
ALABAMA - STATE AT LARGE

Shannon Michael Myers
Notary Signed Name

My Commission Expires 2026

THIS DOCUMENT PREPARED BY: VICTORIA G. MYERS, ESQ./AMP LAW LLC

*THE PREPARER ACTED AS SCRIVENER ONLY; NO TITLE SEARCH HAS BEEN CONDUCTED ON THE SUBJECT PROPERTY.

Shelby County, AL 10/03/2023
State of Alabama
Deed Tax: \$267.00

Real Estate Sales Validation Form

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

Grantor's Name Douglas M. Melton
Mailing Address Kimberly S. Melton
1497 Secretariat Drive
Helena, AL 35080

Grantee's Name The Melton Family Trust 2023
Mailing Address 1497 Secretariat Drive
Helena, AL 35080

Property Address 1497 Secretariat Drive
Helena, AL 35080

Date of Sale October 2, 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$266,900



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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 Assessor's Total Appraised Value 2023
☐ 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 10/02/2023

Print Douglas M. Melton Kimberly S. Melton
Sign [Signature] [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)