



20231127000342490 1/3 \$523.00
Shelby Cnty Judge of Probate, AL
11/27/2023 10:47:05 AM FILED/CERT

THE PREPARAER HEREOF HAS NOT BEEN REQUESTED TO PROVIDE TITLE INSURANCE OR TO INSURE THE TITLE TO THE PROPERTY BEING CONVEYED BY THIS DEEDLIABILTY FOR ANY TITLE DEFECTS.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed effective the 13 day of November, 2023, between Dewey H. Cosgrove, a.k.a. D. Cosgrove, whose post office address is 6035 Dogwood Dr. W, Crestview, FL 32536, hereinafter referred to as "Grantors", to Dewey H. Cosgrove as sole surviving Trustee of the Cosgrove Survivor's Trust arising under instrument dated the 6th day of May, 2021 between Dewey H. Cosgrove and Sharon K. Cosgrove as Grantors and Dewey H. Cosgrove and Sharon K. Cosgrove as Trustee, whose post office address is 6035 Dogwood Dr. W, Crestview, FL 32536, hereinafter referred to as "Grantee".

WITNESSETH, that Grantors, in consideration of \$10.00 and the natural love and affection that Grantors have for Grantors' family, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release and quit-claim unto Grantee forever all the right, title, interest, claim and demand which Grantors have in and to the following described real property:

Legal Description:

Re: Cosgrove/ Shelby County

Part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said ¼ ¼ Section, run in a Southerly direction along the West line of said ¼ ¼ Section for a distance of 834.38 feet, more or less, to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 151.30 feet to an existing iron pin; thence turn an angle to the left of 101°02' and run in a Northeasterly direction for a distance of 290.70 feet to an existing iron pin being on the West right of way line of New Hope Mountain Road; thence turn an angle to the left of 75°28'50" and run in a Northerly direction along said West right of way line for a distance of 151.30 feet to an existing iron pin; thence turn an angle to the left of 104°07'49" and run in a Southwesterly direction for a distance of 299.68 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel ID#: 10 5 15 0 002 052.000

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Shelby County, AL 11/27/2023
State of Alabama
Deed Tax: \$495.00



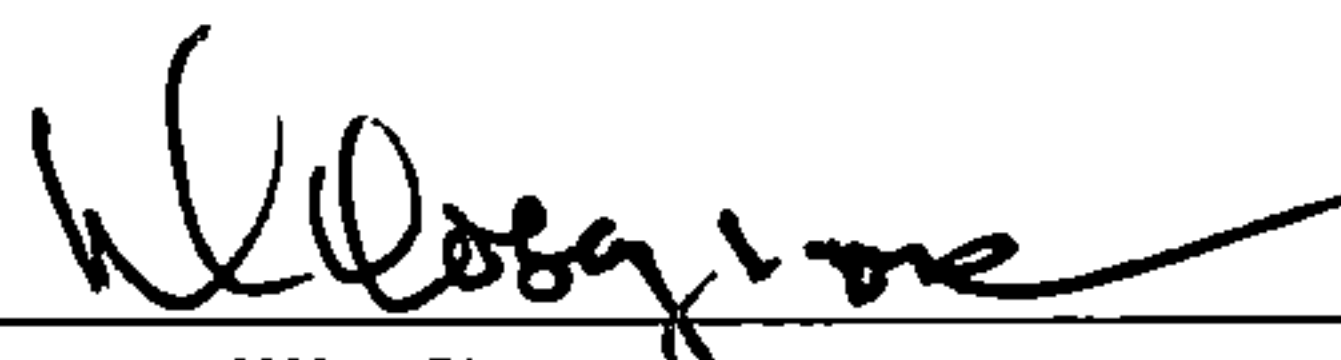
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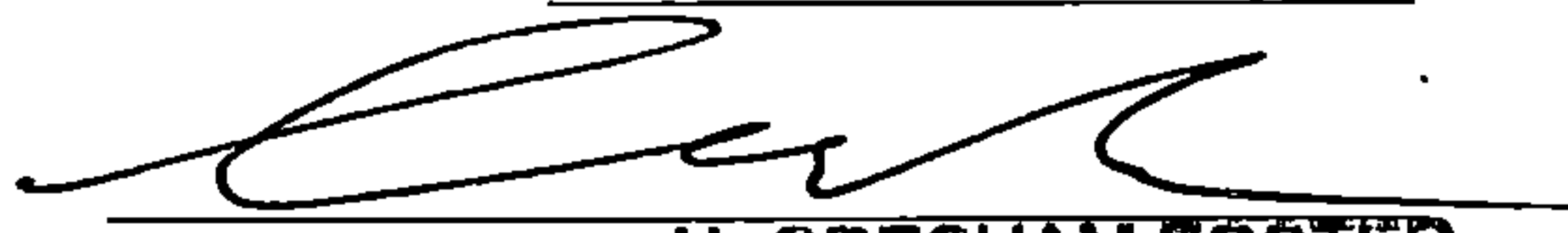
This instrument is executed in accordance with Section 689.071 (Florida Statutes) and does hereby confer on the original Trustee of the above described Trust, and any successor Trustee, the power and authority to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the Property and any interest therein.

IN WITNESS WHEREOF, Grantors have signed and sealed these presents effective as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

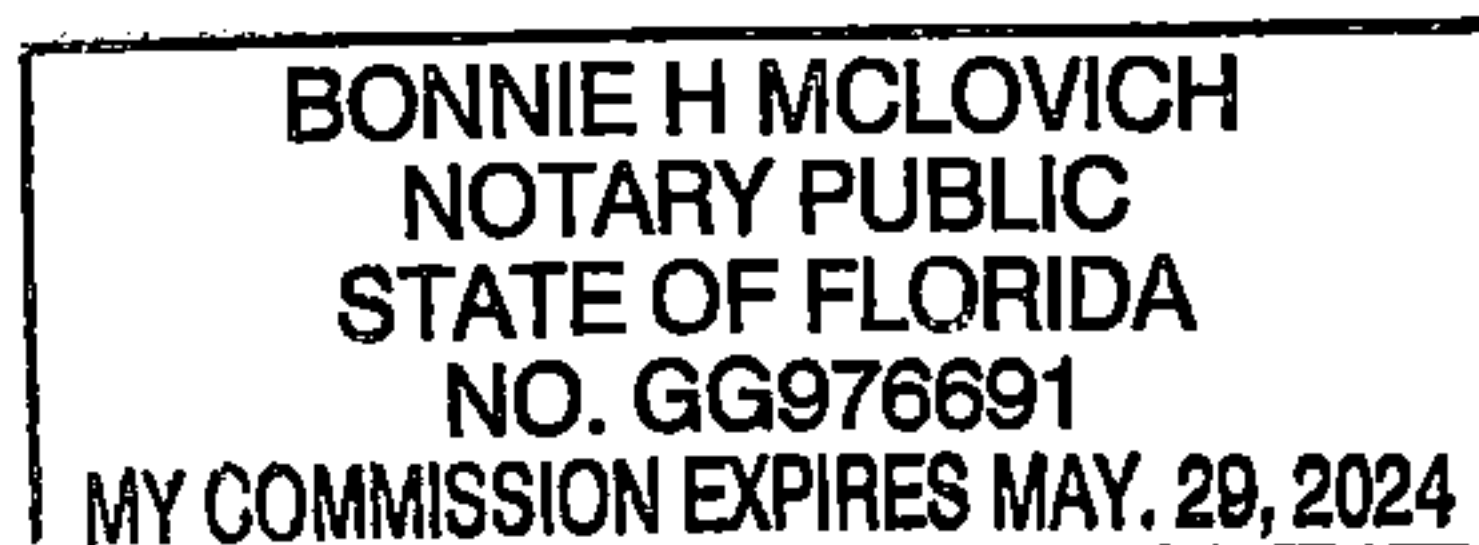

Print Name: Sharon Sculley

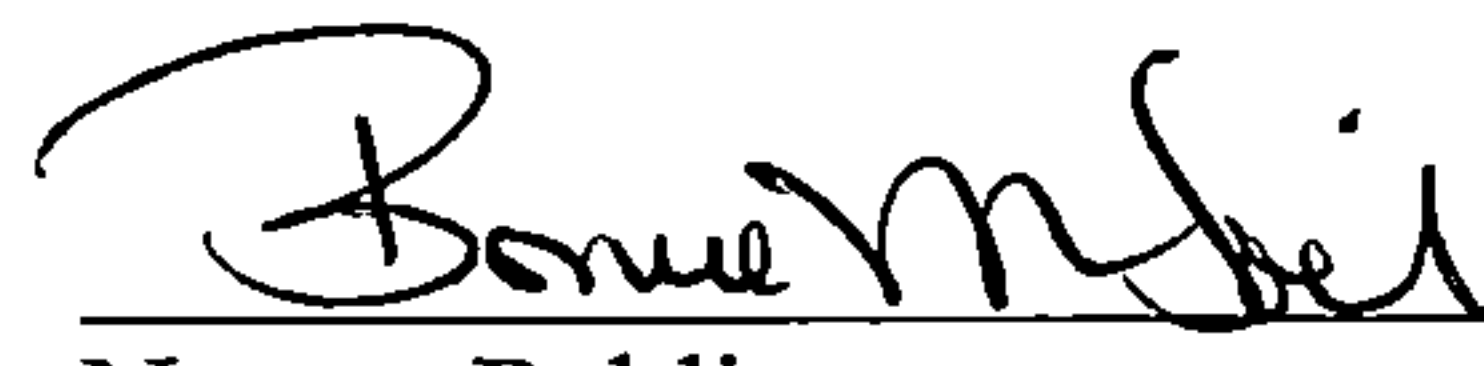
 (SEAL)
Dewey H. Cosgrove


Print Name: N. GRESHAM FOSTER

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of November, 2023 by Dewey H. Cosgrove, _____ who are personally known to me _____ or who have produced FL Drivers License as identification and who did not take an oath.




Notary Public
My Commission Expires:

This instrument prepared by:
ANCHORS SMITH GRIMSLEY
Professional Limited Company
(N. Gresham Foster)
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

Real Estate Sales Validation Form

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

Grantor's Name Dewey H. Cosgrove, a.k.a. D. Cosgrove
Mailing Address 6035 Dogwood Dr. W
Crestview, FL 32536

Grantee's Name Dewey H. Cosgrove as sole surviving Trustee*
Mailing Address 6035 Dogwood Dr. W
Crestview, FL 32536

Property Address 136 NEW HOPE MOUNTAIN ROAD
INDIAN SPRINGS, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$494,630

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 FMV from Property Tax Commissioners site
☐ Closing Statement

*of the Cosgrove Survivor's Trust arising under instrument dated the 6th day of May, 2021
between Dewey H. Cosgrove and Sharon K. Cosgrove as Grantors and as Trustees

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.

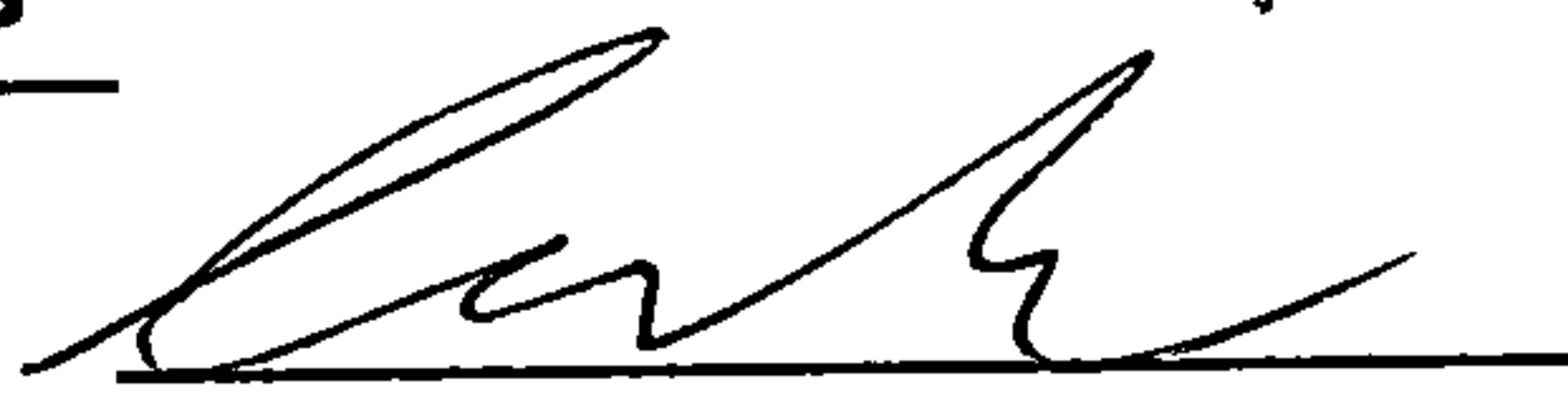
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

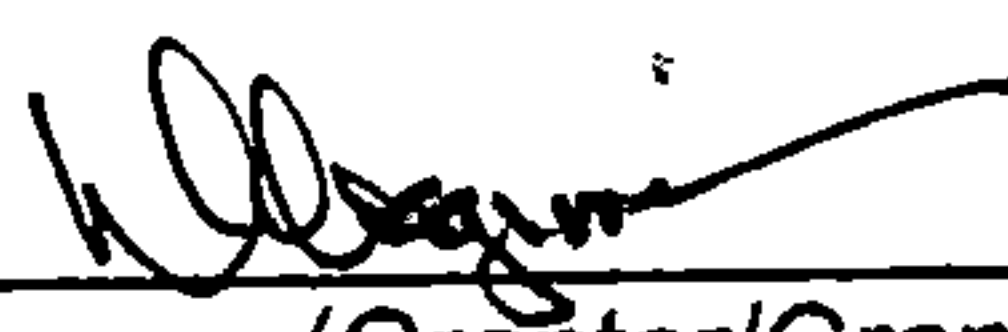
Date 11-18-23

Print Dewey H. Cosgrove

☐ Unattested


(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1