



20231212000357600 1/3 \$682.50
Shelby Cnty Judge of Probate, AL
12/12/2023 11:33:07 AM FILED/CERT

This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124
(205) 620-1278

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Inst #20210803000374120, Shelby County
Probate Judge, Shelby County, Alabama,
08/03/2021.

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Todd B. Waldrip**, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto the **Waldrip Family Revocable Living Trust** dated March 3, 2020, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Heatherwood, Second Sector, as recorded in Map Book 8, Page 28A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the current year due and payable October 1, 2023.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and Survey of Heatherwood, Second Sector, as recorded in Map Book 8, Page 28 A & B, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Heatherwood Homeowner's Association, Inc., as recorded in Instrument #20030411000221760; amended in Instrument #200701111000016540 and instrument #20100204000035140.
5. Covenants, Conditions and Restrictions as recorded in Real 70, page 173; Book 37, page 537; amended in Instrument #1998-23623.
6. Right of way to Southern Bell Telephone and Telegraph Company recorded in Volume 329, page 423.
7. Right of way to Alabama Power Company recorded in Volume 318, page 16 and

Shelby County, AL 12/12/2023
State of Alabama
Deed Tax: \$654.50



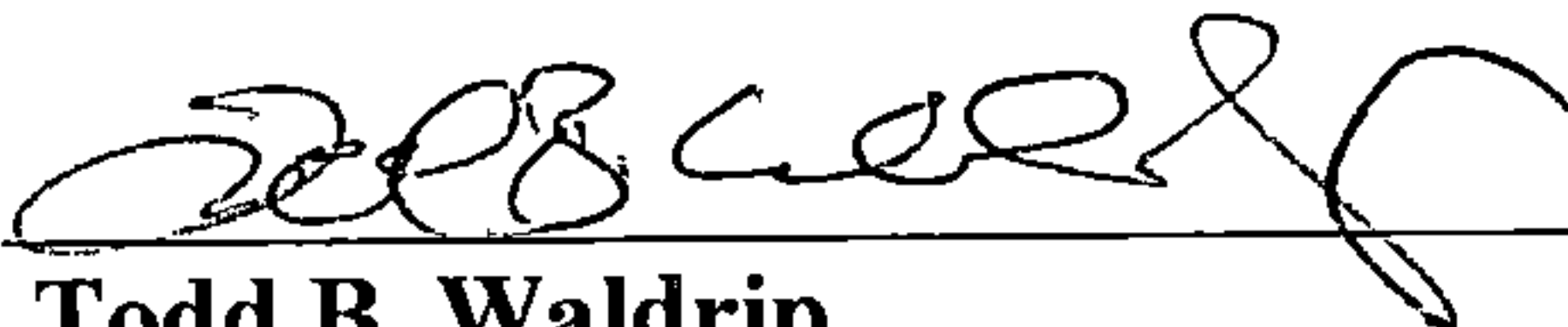
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Volume 337, page 267.

- 8. Restrictions regarding Alabama Power Company recorded in Misc. Volume 39, page 980 and Misc. Volume 39, page 981.
- 9. Agreement as recorded in Instrument # 20030411000221790.
- 10. Restrictions recorded in Instrument #2000-30918; Instrument #20030411000221790; Instrument #20030411000221770 and Instrument #20030411000221780.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 12th day of December, 2023.

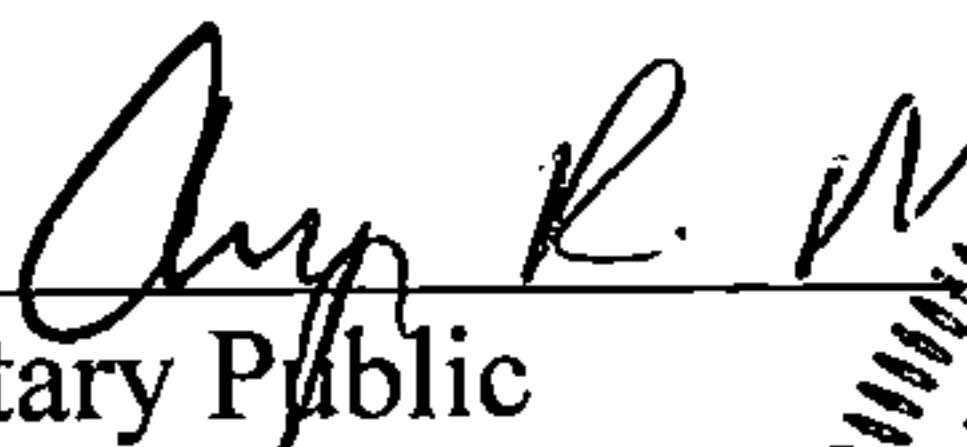


Todd B. Waldrip

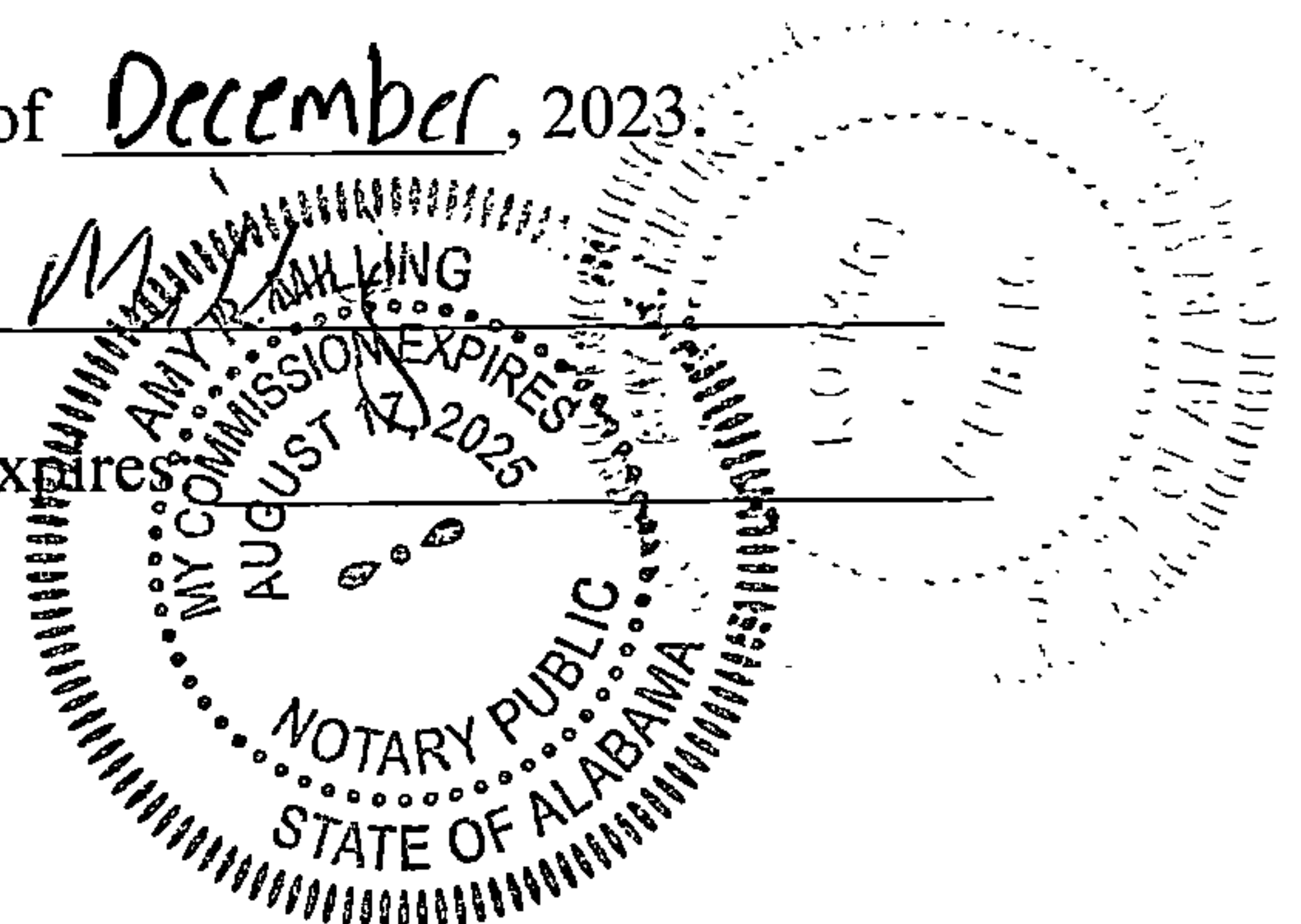
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Todd B. Waldrip**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of December, 2023.



Notary Public
My commission expires AUGUST 12, 2025



Send tax notice to:
Waldrip Family Revocable Living Trust
408 Saint Annes Drive
Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Todd B. Waldrip
Mailing Address 408 Saint Annes Drive
Birmingham, AL 35242

Grantee's Name Waldrip Family Revocable
Mailing Address Living Trust
408 Saint Annes Drive
Birmingham, AL 35242

Property Address 408 Saint Annes Drive
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 654,300



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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
Sales Contract
Closing Statement
Appraisal
Other Tax Assessor

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 12/12/2023

Print Todd B. Waldrip

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one