

The legal description set out herein was furnished to preparer by the Grantor herein without the benefit of a title search.

12/19/2023 08:02:12 AM

This deed prepared by:
The Law Office of Justin Jenkins
Justin Jenkins, Esq.
4000 Eagle Point Corporate Drive
Birmingham, AL 35242
(205) 564-2721

DEEDS 1/4

Please send tax notice to:

ATTN: Timothy German and Kelly German
The Tim and Kelly German Living Trust
122 Indiancreek Drive
Pelham, AL 35124

1/2 of Tax Commissioner's appraised value is \$131,900

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, in hand paid to the undersigned **TIMOTHY L. GERMAN a/k/a TIMOTHY GERMAN**, a married man, and joined herein by his wife **KELLY GERMAN** (hereinafter referred to as "Grantors") by **TIMOTHY GERMAN and KELLY GERMAN**, as **co-Trustees of THE TIM AND KELLY GERMAN LIVING TRUST, dated September 22, 2023** (hereinafter referred to as "Grantee"), Grantors do, by these presents, quitclaim and convey unto Grantee the following described real estate situated in Shelby County, Alabama, which is the homestead of said co-Trustees **TIMOTHY GERMAN and KELLY GERMAN**:

See Exhibit A

Property address: 122 Indiancreek Drive, Pelham, AL 35124

Subject to

1. ad valorem taxes due October 1, 2023;
2. any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.

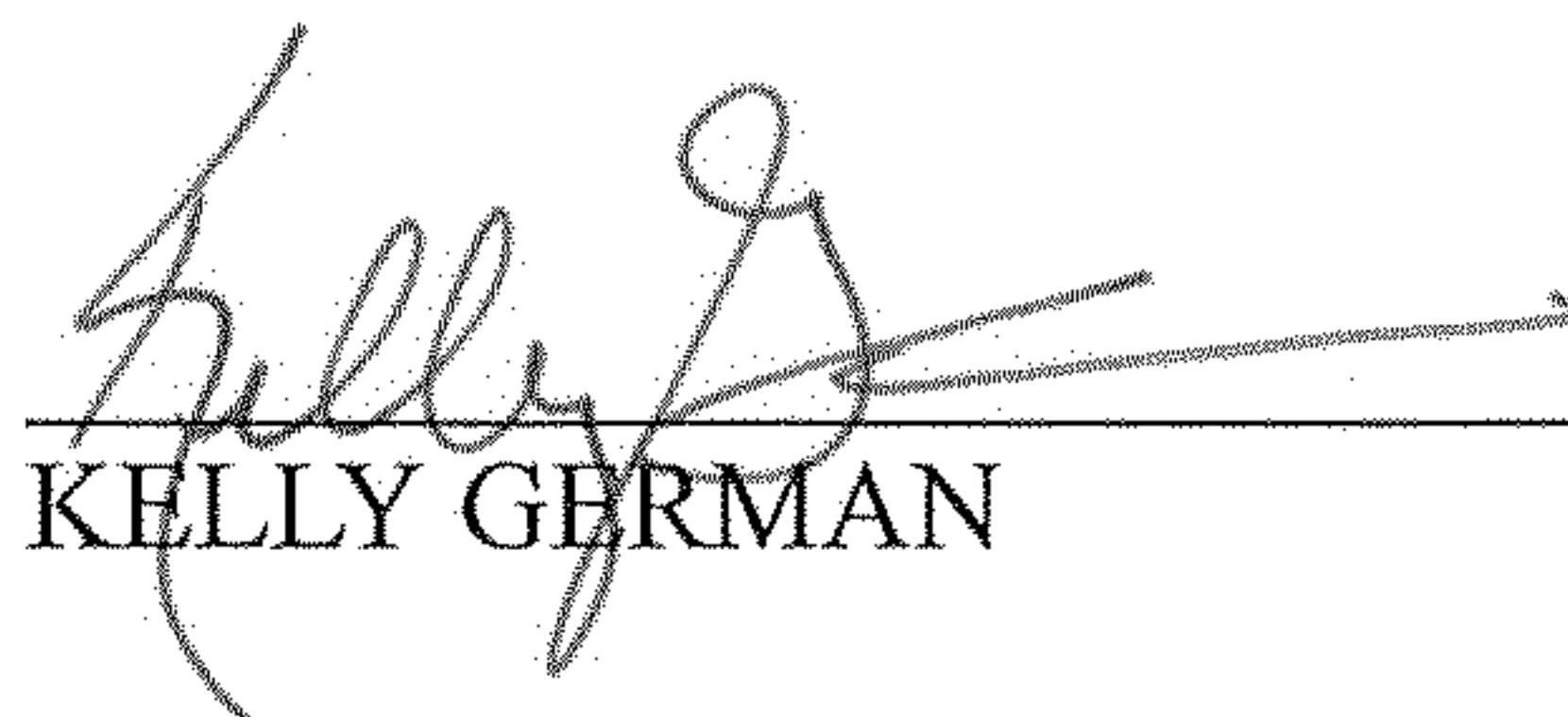
Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD same unto Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures on this the 22nd day of September, 2023.



TIMOTHY L. GERMAN



KELLY GERMAN

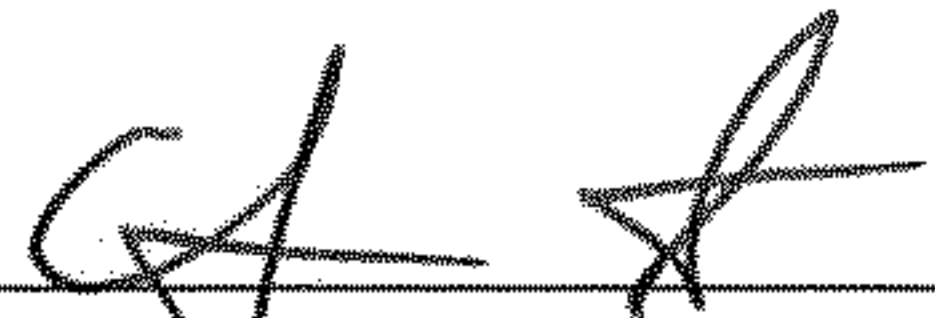
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that TIMOTHY L. GERMAN and KELLY GERMAN, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they have executed the same voluntarily.

Given under my hand this the 22nd day of September, 2023.

LINDSAY TYRIE
STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES AUGUST 6, 2025



Notary Public

My commission expires:

8 / 6 / 25

EXHIBIT A

PARCEL ID: 13 6 14 1 002 009.000

also described as:

LOT 9, ACCORDING TO THE SURVEY OF INDIAN CREEK PHASE I, AS RECORDED IN
MAP BOOK 14, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ABALAMA.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Timothy L. German
 Mailing Address 122 Indiancreek Drive
Pelham, AL 35124

Grantee's Name The Tim & Kelly German Living Trust
 Mailing Address 122 Indiancreek Drive
Pelham, AL 35124

Property Address 122 Indiancreek Drive
Pelham, AL 35124

Date of Sale September 22, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$131,900 (1/2 appraised value)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/19/2023 08:02:12 AM
 \$165.00 MOLLY
 20231219000363460

Allen S. Bayl

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 record

☐ 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 December 18, 2023

Print Justin Jenkins

☒ Unattested

(verified by)

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

Form RT-1