



20231228000371040 1/6 \$163.00
Shelby Cnty Judge of Probate, AL
12/28/2023 09:03:41 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Ronald Vines as trustee of Vines Living Trust,
13198 South Forty Rd, Unit 310 Town and
Country, MO 63141, USA; Dale Buird, 4716
Eagle Wood Ct, Birmingham, AL 35242, USA

SEND TAX NOTICE TO:
Dale Buird, 4716 Eagle Wood Ct,
Birmingham, AL, USA; Cindy Buird,
4716 Eagle Wood Ct. Birmingham, Al.
35242

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF Shelby
DATE: December 27, 2023

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$125,000.00, the receipt of which is hereby acknowledged, the undersigned Ronald Vines as trustee of Vines Living Trust, dated November 30, 2023, and Dale Buird, married, of 4716 Eagle Wood Ct, Birmingham, AL 35242, USA, (collectively the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaims, unto Dale Buird, of 4716 Eagle Wood Ct, Birmingham, AL, USA and Cindy Buird, of 4716 Eagle Wood Ct. Birmingham, Al. 35242, a married couple, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Shelby County, AL 12/28/2023
State of Alabama
Deed Tax: \$125.00



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Lot#:150 Blk:2201 Book:36 Pg:98 Sub: PROVIDENCE PARK PHASE I AMENDED
MAP.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

James Tillman

Witness signature

Denn Buird

Witness name

Vines Living Trust

Trustee:

Ronald D Vines

Ronald Vines

Dale Buird

Dale Buird



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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

I Janet M. Saab, a Notary Public in and for said County and State, hereby certify that Ronald Vines on behalf of and with the authority of Vines Living Trust, and Dale Buird, having signed this Quitclaim Deed, and being known to me (or whose identities have been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantors have executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 27th day of December, 2023.



Janet M. Saab
Notary Public for the State of Alabama

My commission expires: March 4, 2025



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Spousal Acknowledgement

I, Cindy Buird of 4716 Eagle Wood Ct, Birmingham, AL 35242, USA, spouse of Dale Buird, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, courtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Cindy Buird

STATE OF ALABAMA

COUNTY OF Shelby

I Janet M. Saab, a Notary Public in and for said County and State, hereby certify that Cindy Buird, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 27th day of December, 2023.

Janet M. Saab
Notary Public for the State of Alabama

My commission expires: March 4, 2023



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20151118000398650 11/18/2015 12:32:52 PM DEEDS 2/3

EXHIBIT A
Legal Description

Unit 150, Building 2201, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument #20040802000426220; and amended in Instrument #20050113000020340; Instrument #20050819000428280, and Instrument #20060302000097880; and By-Laws thereto as recorded in Instrument #20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominiums of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, a Condominium, being attached to the Amended Map of Providence Park, Phase I, a Condominium, as recorded in Map Book 36, Page 98, in said Probate Office. Being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Vines Living Trust
Mailing Address Ronald Vines
13198 South Forty Rd #310
Town and Country, MO, 63017

Grantee's Name Dale Burird
Mailing Address 4716 Eagle Wood Ct.
Birmingham, AL 35242

Property Address 2201 Providence Park
suite 150
Birmingham, AL 35242

Date of Sale 12/27/2023
Total Purchase Price \$ 125,000
or
Actual Value \$
or
Assessor's Market Value \$


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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

Quitclaim Deed - Check

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 12/27/2023

Print

Dale Burird

Unattested

(verified by)

Sign

Dale Burird

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1