

202401110000009580 1/2 \$36.00 Shelby Cnty Judge of Probate, AL 01/11/2024 10:53:46 AM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by: Kendall W. Maddox Kendall Maddox & Associates, LLC 2550 Acton Road, Ste 210 Birmingham, AL 35243 Send Tax Notice To: T.S. McQueen and Liliana Remirez 2808 Berkeley Drive Birmingham, AL 35242

#### **WARRANTY DEED**

# STATE OF ALABAMA SHELBY COUNTY

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

#### THOMAS S. MCQUEEN AND WIFE, LILIANA REMIREZ

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

T.S. MCQUEEN AND LILIANA REMIREZ, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MCQUEEN LIVING TRUST, DATED JANUARY 05, 2024, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20-A, according to Britton Resurvey, as recorded in Map Volume 17, page 49, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

T.S. McQueen and Thomas S. McQueen are one and the same person.

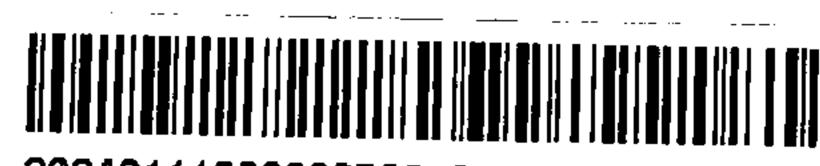
Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereun	to set my hand and seal, this day of, 2024.	
Thomas Insele	Lieux Dennes	
THOMAS S. MCQUEEN	ZILIANA REMIREZ	
STATE OF ALABAMA )		
JEFFERSON COUNTY ) GENE	RAL ACKNOWLEDGEMENT:	
I, Macy locker, a Notary Public in and for said County, in said State, hereby certify that Thomas S. McQueen and wife, Liliana Remirez, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.		
Priven my hand and official seal this day of _	Janay, 2024.	
OTARY	Motom, Dublic	
	Notary Public My Commission Expires://・2 ? - 2~27	
	My Commission Expires	



### REAL ESTATE SALES VALIDATION FORMS

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## THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S):	I nomas S. McQueen and Lillana Remirez	GRANTEE NAME(S): McQueen Living Trust, dated January 05, 2024
MAILING ADDRESS:	2808 Berkeley Drive	MAILING ADDRESS: 2808 Berkeley Drive
	Birmingham, AL 35242	Birmingham, AL 35242
PROPERTY ADDRESS:	2808 Berkeley Drive	DATE OF SALE: 1-5-24
	Birmingham, AL 35242	TOTAL PURCHASE PRICE: \$10.000.00
		OR
		ACTUAL VALUE: \$
		Τ
		OR Accreconic Manyer Marrie &
		Assessor's Market Value \$
The purchase price (Check One) (Rec	e or actual value claimed on this form cordation of documentary evidence is	can be verified in the following documentary evidence: not required.)
<b>■</b> Bill of Sale		□ Appraisal
☐ Sales Contract		☐ Other
☐ Closing Stateme	ent	
0.00mg ocacemic		
If the conveyance above, the filing of	document presented for recordation for this form is not required.	n contains all of the required information referenced
	INSTRU	CTIONS
Grantor's name and property and their	nd mailing address - provide the n current mailing address.	ame of the person or persons conveying interest to
Grantee's name and is being conveyed.	nd mailing address - provide the name	of the person or persons to whom interest to property
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 prices on veyed by the in	ce - the total amount paid for the postrument offered for record.	irchase of the property, both real and personal, being
conveyed by the in	ne property is not being sold, the trunstrument offered for record. This makes	e value of the property, both real and personal, being y be evidenced by an appraisal conducted by a license
current use valuati	on, of the property as determined by erty tax purposes will be used and	ed, the current estimate of fair market value, excluding the local official charged with responsibility of valuing the taxpayer will be panelized pursuant to Code of
accurate. I further	st of my knowledge and belief that to understand that any false statement ed in <i>Code of Alabama 1975 § 40-22-</i>	he information contained in this document is true and s claimed on this form may result in the imposition of 1 (h).
Date: <u>/-5-2-</u>	<u></u>	Print: Thomas S. McQueen
Unattested		Sign: The ele-
	(verified by)	(Grantor/Grantee/Owner/Agent)