

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one dollar and to clear title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Robert Andrew McCary, a married person [Grantor] whose address is 3008 Dundee Lane, Birmingham, Alabama 35242 does hereby remise, release, quit claim, sell, and convey unto Robert Andrew McCary, as the Personal Representative of the Estate of Patricia Hinson McCary, deceased (Shelby County Probate Case #PR 2023-000994) (Grantee) whose address is, 3008 Dundee Lane, Birmingham, Alabama 35242, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of Lot 28 Chandalar South First Sector as recorded in Map Book 5, page 106, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southwesterly 145.0 feet to the Southeast corner of said Lot 28 to the Point of Beginning; thence continue along the extension of the last described course 15 feet to a point; thence turn 90° right and run Northwesterly parallel to and 15 feet Southwesterly of the Southwest property line a distance of 100 +/- feet to a point, said point being located on the extension of line running parallel to and 10 feet North of the Northwest property line of said Lot 28; thence turn and angle to the right and run 175 +/- feet to the West right-of-way of Chandalar Lane; thence turn and angle to the right of 104°20' and run 11 feet to the most Northerly corner of Lot 28; thence turn an angle to the right of 75°40' and run Southwesterly along the Northwest property line of said Lot 28 a distance of 139.10 feet to the point of curvature of the Southwesterly property line of said Lot 28; thence continue along the curve of Southwest property line a distance of 107.93 feet to the Point of Beginning. all aka 2620 Chandalar Lane, Pelham, Alabama 35124

SUBJECT TO:

Ad valorem taxes due October 1, 2024.

The property conveyed does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns forever.

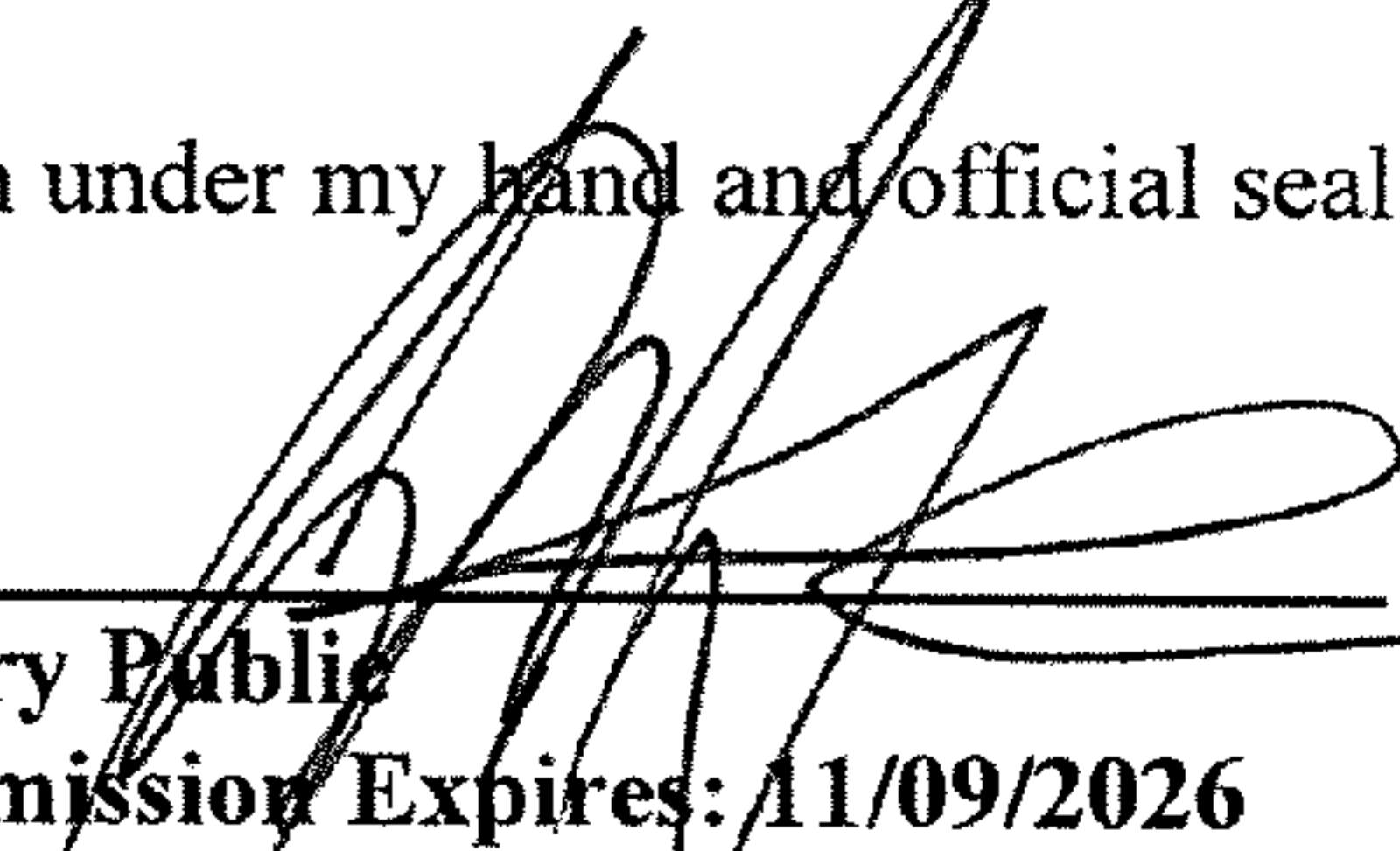
Given under my hand this 16TH day of January, 2024.


Robert Andrew McCary

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Robert Andrew McCary, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 16TH day of January, 2024.


Notary Public
Commission Expires: 11/09/2026

This instrument prepared by:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205 879 3400

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

Real Estate Sales Validation Form

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

Grantor's Name	<u>ROBERT ANDREW MCCARY</u>	Grantee's Name	<u>ESTATE OF PATRICIA HINSON</u>
Mailing Address	<u>3008 DUNDEE LANE</u> <u>BIRMINGHAM, AL 35242</u>	Mailing Address	<u>MCCARY, DECEASED</u> <u>3008 DUNDEE LANE</u> <u>BIRMINGHAM, AL 35242</u>
Property Address	<u>2620 CHANDALAR LANE</u> <u>PELHAM, AL 35124</u>	Date of Sale	<u>01/16/2024</u>
		Total Purchase Price	<u>\$ 1.00 & CLEAR TITLE</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

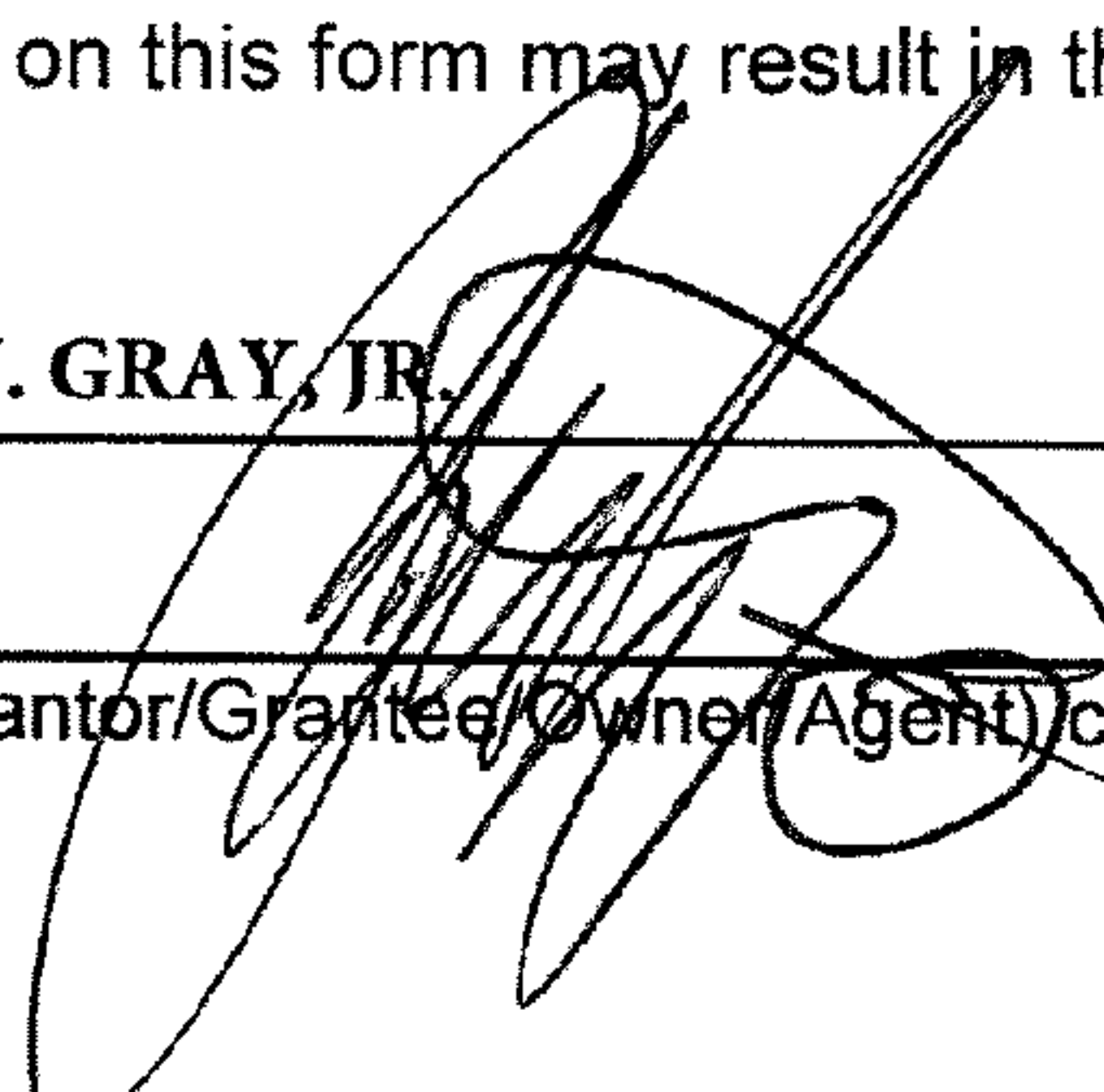
Date of Sale - the date on which interest to the property was conveyed.

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	<u>1/16/24</u>	Print	<u>GENE W. GRAY, JR.</u>
<input type="checkbox"/> Unattested		Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 01:29:35 PM
\$26.00 PAYGE
20240117000012490

Allen S. Bayl