

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **LULA MAE KILGORE, a widow**, the undersigned Grantor, do hereby remise, release, quitclaim, grant, and convey all of my interest to **KAITLIN CANDELARIA, Trustee of the Kilgore Irrevocable Trust dated February 5, 2024**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

See legal description attached as exhibit "A."

Property address: 6311 Hwy 10, Montevallo, AL 35115

The subject property is not the homestead of the grantor.

SOURCE OF TITLE: Instrument # 1998-24482

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns in fee

simple, forever.

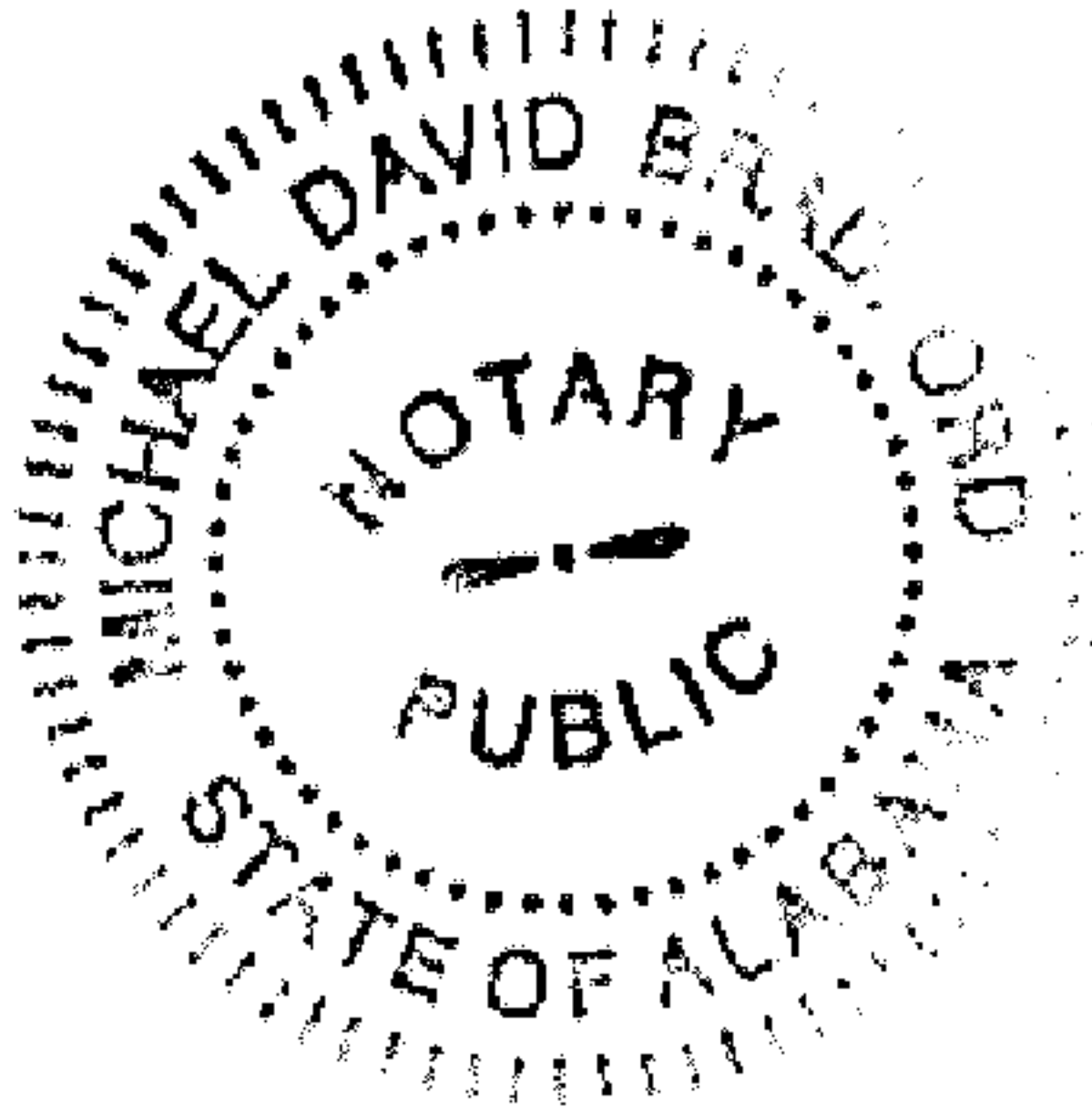
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of
February 2024.

Lula Mae Kilgore (SEAL)
Lula Mae Kilgore

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Lula Mae Kilgore**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of February 2024.



Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

Grantor's Address:
108 Shine Drive
Pelham, AL 35124

Grantee's Address:
108 Shine Drive
Pelham, AL 35124

Poor Quality

EXHIBIT "A"

Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence run westerly along the south line of said 1/4-1/4 a distance of 389.82 feet; thence turn 93 degrees 01 minutes 11 seconds right and run northeasterly 204.88 feet to the southeasterly right of way line of Shelby County Highway No. 10; thence turn 105 degrees 08 minutes 26 seconds right and run southeasterly 389.77 feet along said right of way to a point on the east line of said 1/4-1/4; thence turn 72 degrees 25 minutes 09 seconds right and run 80.00 feet along said 1/4-1/4 line to the point of beginning.

According to the survey of Jeff D. Arrington, Reg. No. 18854, dated June 17, 1998.

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

Grantor's Name Lula Mae Kilgore
 Mailing Address 108 Shine Drive
Pelham, AL 35124

Grantee's Name Kaitlin Candelaria- Trustee of the
 Mailing Address Kilgore Irrevocable Trust
108 Shine Drive
Pelham, AL 35124

Property Address 6311 HWY 10
Montevallo, AL 35115

Date of Sale 2-5-2024
 Total Purchase Price \$ Pelham, AL 35124



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/08/2024 02:55:02 PM
 \$294.50 JOANN
 20240208000032550

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 263,500.00

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

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 2-8-24

Print

Michael Bradford

Unattested

Sign

Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1