

AFTER RECORDING RETURN TO:

AMC Settlement Services  
345 Rouser Road  
Bldg. 5  
Coraopolis, PA 15108  
File No. 50031978

MAIL TAX STATEMENTS TO:

Christina M. Trivette and Michael W. Trivette  
2136 LISA ANN DR SE  
LEEDS, AL 35094

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 01 6 23 0 001 015.000

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 10 day of February, 2024, by and between **Christina M. Trivette and Michael W. Trivette, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion**, residing at 2136 LISA ANN DR SE, LEEDS, AL 35094, hereinafter referred to as Grantor(s) and **Christina M. Trivette and Michael W. Trivette, wife and husband, and Karen D. Ziems, an unmarried woman, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion**, residing at 2136 LISA ANN DR SE, LEEDS, AL 35094, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2136 LISA ANN DR SE, LEEDS, AL 35094

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 10 day of February, 2024.

Christina M. Trivette  
Christina M. Trivette

Michael W. Trivette  
Michael W. Trivette

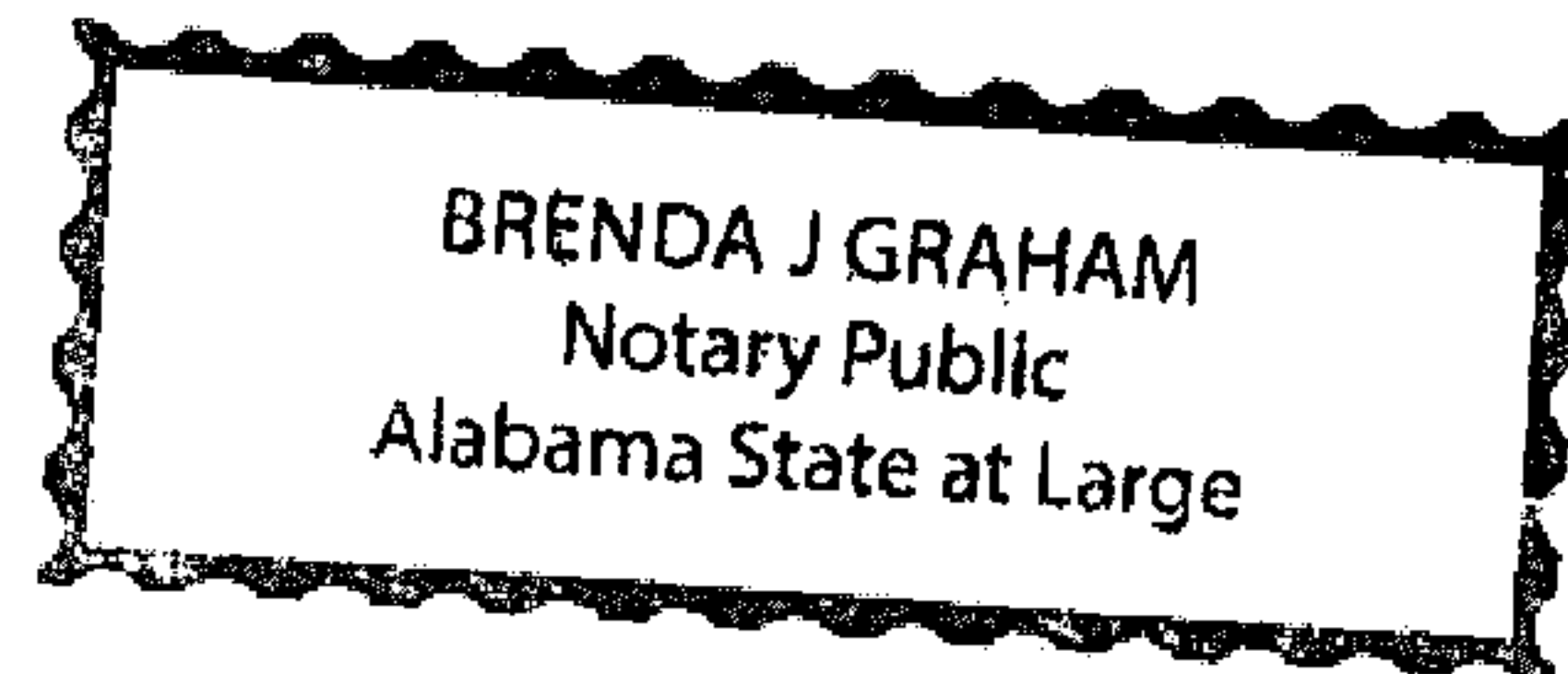
STATE OF ALABAMA  
COUNTY OF STURDY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Christina M. Trivette and Michael W. Trivette, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10 day of FEBRUARY, 2024.

Brenda J. Graham  
NOTARY PUBLIC

My commission expires: My Commission Expires  
October 8, 2027



**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COUNTY OF SHELBY STATE OF ALABAMA, TO-WIT:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST; THENCE RUN 182 FEET WEST ALONG THE SECTIONLINE; THENCE TURN 90 DEGREES SOUTH AND RUN 50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 125 FEET; THENCE TURN 90 DEGREES WEST AND RUN 150 FEET; THENCE TURN 90 DEGREES NORTH AND RUN 125 FEET; THENCE TURN 90 DEGREES EAST 150 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 01 6 23 0 001 015.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: REX WADE MOORE, A MARRIED INDIVIDUAL

GRANTEE: CHRISTINA M. TRIVETTE AND MICHAEL W. TRIVETTE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM

DATED: 06/17/2019

RECORDED: 07/02/2019

DOC#/BOOK-PAGE: 20190702000237500 / NA

Property commonly known as: 2136 LISA ANN DR SE, LEEDS, AL 35094

### Real Estate Sales Validation Form

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

Christina M. Trivette and Michael W. Trivette and Karen D. Ziems

Grantor's Name Christina M. Trivette and Michael W. Trivette  
Mailing Address 2136 LISA ANN DR SE  
LEEDS, AL 35094

Grantee's Name \_\_\_\_\_  
Mailing Address 2136 LISA ANN DR SE  
LEEDS, AL 35094

Property Address 2136 LISA ANN DR SE  
LEEDS, AL 35094

Date of Sale \_\_\_\_\_  
Total Purchase Price \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/20/2024 02:14:25 PM  
\$205.00 PAYGE  
2024022000044120

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$172,900



*Ann S. Byrd*

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 2-10-2024

Print Christina M Trivette Michael W. Trivette

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature] [Signature]  
(Grantor/Grantee/Owner/Agent) circle one