

STATE OF ALABAMA ]  
SHELBY COUNTY ]

20240327000083840 1/2 \$1083.00  
Shelby Cnty Judge of Probate, AL  
03/27/2024 02:43:25 PM FILED/CERT

QUIT CLAIM DEED

Send tax notice to:  
Rudy R. James Living Trust  
500 Southland Drive, Suite 212  
Birmingham, AL 35226  
*PREPARED BY DAVID MARINO 500 Southland Dr Hoover ALA 35226*

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid to M, LLC (the Grantor) by RUDY R. JAMES as TRUSTEE of the RUDY R. JAMES LIVING TRUST Dated December 17, 2012, (the Grantee), the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor does by these presents, release, remise, quitclaim, and convey unto the Grantee, subject to the matters hereinafter set forth, the following described real property, situated in Shelby County, Alabama (collectively, the "Real Property"), to-wit:

Lot 23, according to the Map and Survey of Greystone, First Sector, First Phase, as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the year 2024, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

Subject to Conditions, restrictions, limitations, and release of damages as set out in Real Book 350, Page 575.

Declaration of covenants, conditions, and restrictions as recorded in Real Book 317, Page 260; amended by Real Book 319, page 235 and Real Book 346, Page 942 and as shown on recorded map.

Right of way granted to Alabama Power Company by instrument recorded in Real Book 333, Page 138.

Reciprocal easement agreement as recorded in Real Book 312, Page 274 and recorded in Real Book 317, Page 253.

Terms, agreement and right of way to Alabama Power Company as recorded in Real Book 364, Page 396.

Easement as shown on recorded map.

Rights of others to use of Hugh Daniel Drive as set out in instrument recorded in Deed Book 301, page 799.

Covenants and Agreement for water service recorded in Real 235, page 574.

Right of way to Greystone Residential Association recorded in Instrument #1992-13726

Easement Agreement as recorded in Instrument #20040102000001570.

Subject to any sanitary sewer service availability in favor of SWWC Utilities, Inc. and any associated fees and charges as referenced in Instrument 20131204000469370.

TO HAVE AND TO HOLD unto Grantee and to its assigns forever.

IN WITNESS WHEREOF, the Grantors have executed and delivered this Quit Claim Deed under seal on this 27<sup>th</sup> day of March, 2024

*Rudy James* (Seal)  
M, LLC  
by: Rudy James, Member and Manager

State of Alabama ]  
Jefferson County ]

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that Rudy James as Member and Manager of M, LLC, whose name is signed to the foregoing Quit Claim Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Quit Claim Deed he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 27<sup>th</sup> day of March, 2024.  
*David Gregory Marino*  
Notary Public  
My Commission Expires: 5/28/2024

David Gregory Marino  
Notary Public, Alabama State At Large  
My Commission Expires May 28, 2024

Shelby County, AL 03/27/2024  
State of Alabama  
Deed Tax: \$1058.00



# Real Estate Sales Validation Form

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

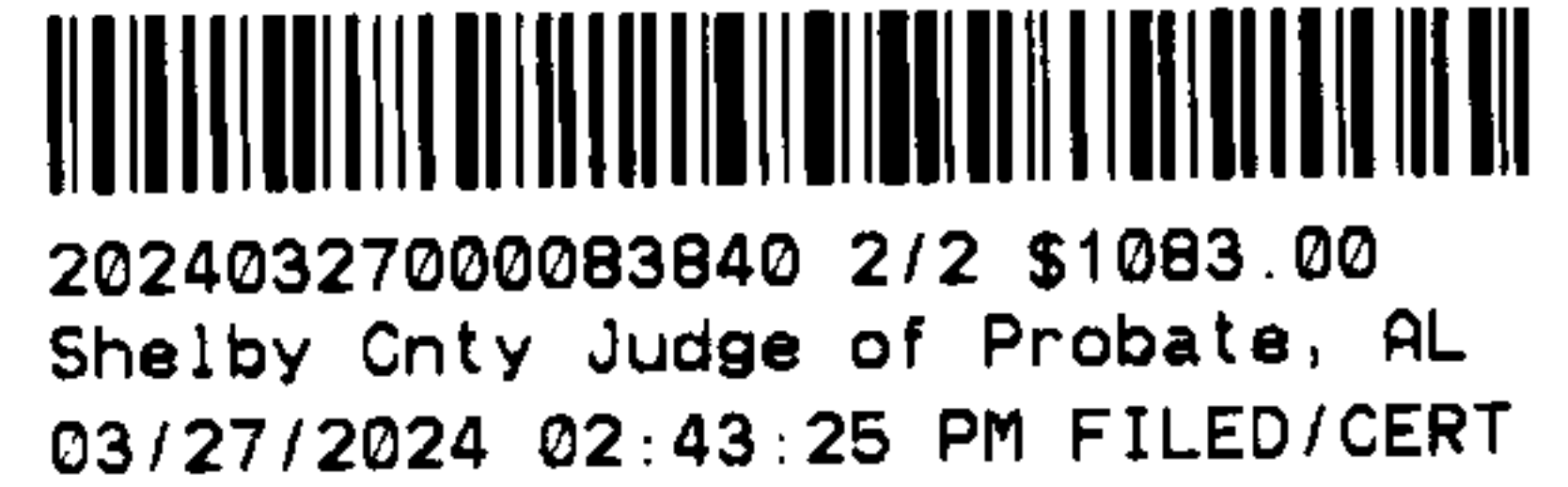
Grantor's Name M LLC  
Mailing Address 500 Southland DR  
Suite 212 Hoover  
ALA 35226

Grantee's Name Ruby James  
Mailing Address 599 Lake Crest  
Circle Hoover AL 35226

Property Address 4054 Greystone  
DR Hoover ALA  
35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 1,057,600



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 3/29/2022

Print Ruby James

Sign

Ruby James

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1