

This Instrument was Prepared By:
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Pelham, Alabama 35124
Phone: (205) 663-0281

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney.) Source of title:
Instrument # 20230407000097850, Shelby
County Judge of Probate on 04/07/2023.

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees, herein receipt whereof is acknowledged, I, **MACY NICOLE JONES BRAND**, an unmarried woman, herein referred to as Grantor, do hereby grant, bargain, sell and convey unto **MACY NICOLE JONES BRAND as Trustee of the ALMA JEAN JONES Revocable Living Trust, dated June 13, 2024**, herein referred to as Grantee, in fee simple, the following described real estate; located in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

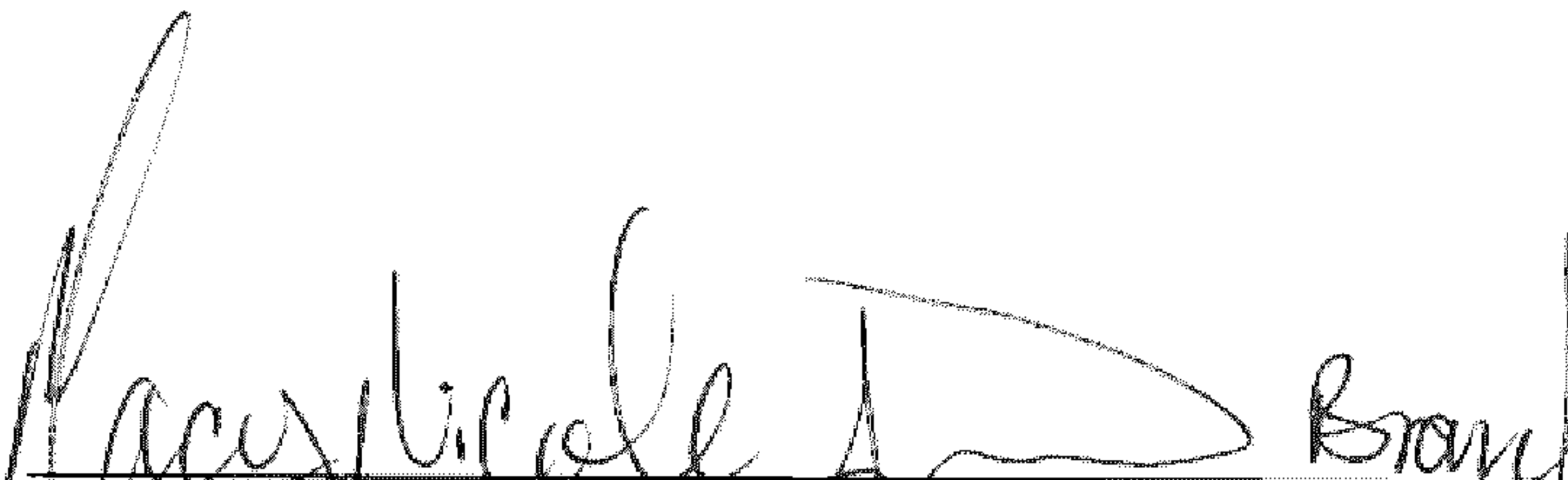
Source of Title: Instrument 20230407000097850 in the Probate Court of Shelby County, Alabama.

NOTE: This conveyance transfers all right, title and interest in the subject real property to Alma Jean Jones to be held by her Revocable Living Trust for estate planning purposes.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of June,

2024.


Macy Nicole Jones Brand

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 **Macy Nicole Jones Brand**, 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 13 th day of June, 2024.


 Notary Public My Commission Expires 06-08-2027.

Shelby County tax appraised value: \$ 160,590.00
 Parcel: 135 22 2 001 020.000

Grantor's Address:

202 Falliston Road
Helena, AL 35080

Grantee's Address:

202 Falliston Road
Helena, AL 35080

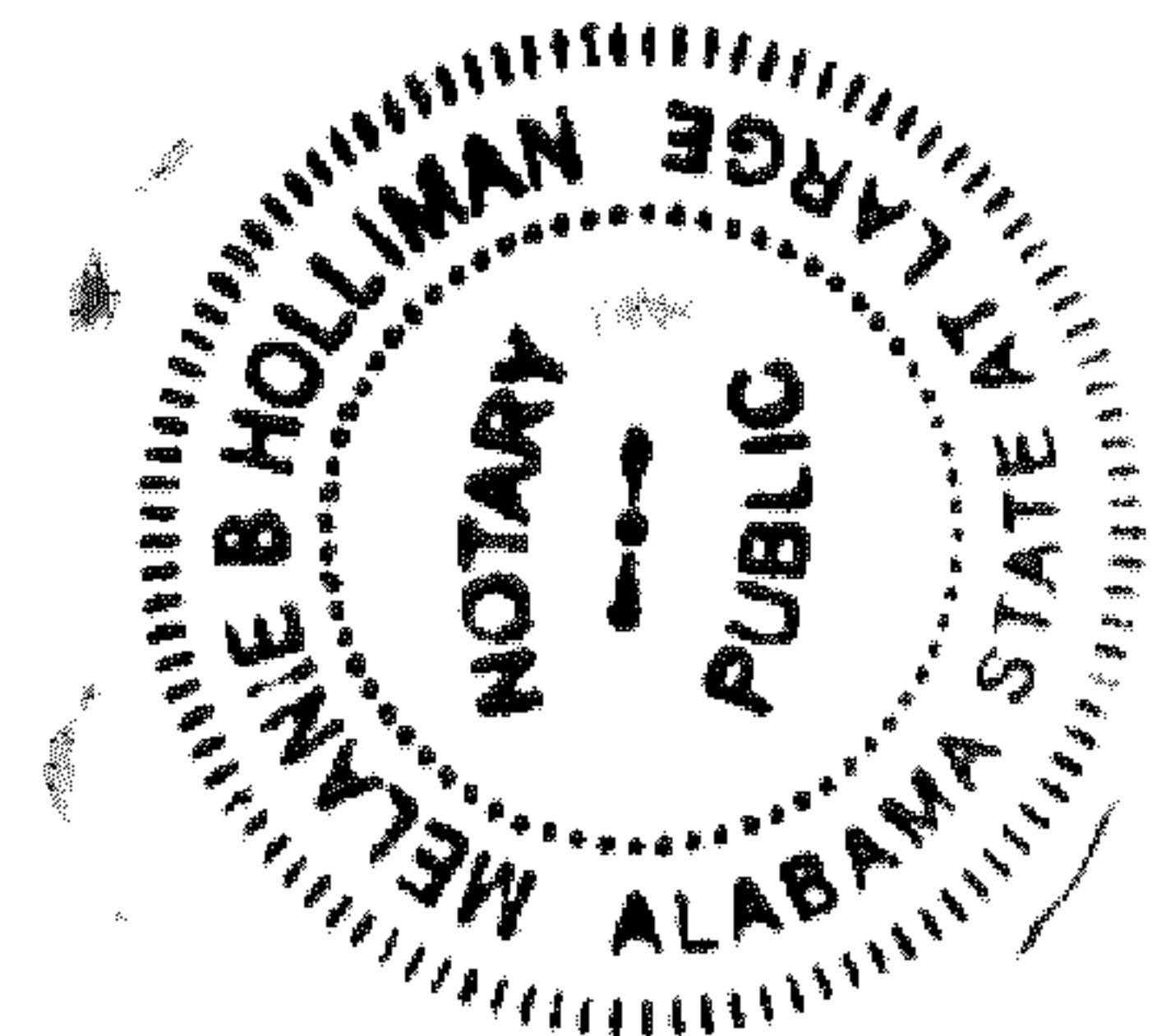


Exhibit A

Parcel 1: Commence at a found 3" cap pipe, being the NW Corner of Section 22, Township 20 South, Range 3 West, thence run S 0-54'03" W for 723.79' to a found 2" open pipe in the center of a creek, and the point of beginning; thence run S 79-57'30" E for 269.10' to a set cap rebar in the center of a creek at the northerly right of way line of Helena Road, said point being situated on a curve to the right, having a central angle of 13-28'18", and a radius of 554.43'; thence run along the arc of said curve for 130.36'; then run S 62-40'27" W, along said right of way line for 169.78' to it's intersection with the northerly right of way line of Falliston Road; thence run N 77-18'34"W, along said right of way for 9.71' to a point on the west line of said section 22; thence run N 0-54'03" E, along said section line for 195.60' to the point of beginning, containing 0.66 acres.

LESS AND EXCEPT

Less and except any easements, right-of-ways, reservations, that may be found in public records.

Subject to ad valorem taxes not yet due nor payable and for subsequent years.

Subject to any mineral and mining rights on said property.

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

Grantor's Name Macy Nicole Jones Brand
 Mailing Address 202 Falliston Road
Helena, Al 35080

Grantee's Name Macy Nicole Jones Brand, Trustee
 Mailing Address of the Alma Jean Jones Revocable
Living Trust- 202 Falliston Road
Helena , Al 35080

Property Address 202 Falliston Road
Helena, Al 35080

Date of Sale _____

Total Purchase Price \$ _____

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ 160,590.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/13/2024 10:12:59 AM
 \$192.00 PAYGE
 20240613000176640

*Allen S. Boyd*

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 6-13-24

Print

Michael Bradford

Unattested

Sign

Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**