

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
David W. Ryder
Michelle Ryder
344 Timberview Trail
Chelsea, AL 35043

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

DAVID W. RYDER and MICHELLE RYDER, Husband and Wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

David W. Ryder and Michelle Ryder, Trustees, or their successors in interest, of the David and Michelle Ryder Family Trust dated May 31, 2024, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 28, according to the Final Plat of The Highlands of Chelsea, Phase 1, Sector 1, a residential Subdivision as recorded in Map Book 49, page 52A and 52B in the Probate Office of Shelby County, Alabama. Together with a 60' easement for ingress/egress and utilities as shown on Map Book 49, Page 52A & 52B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

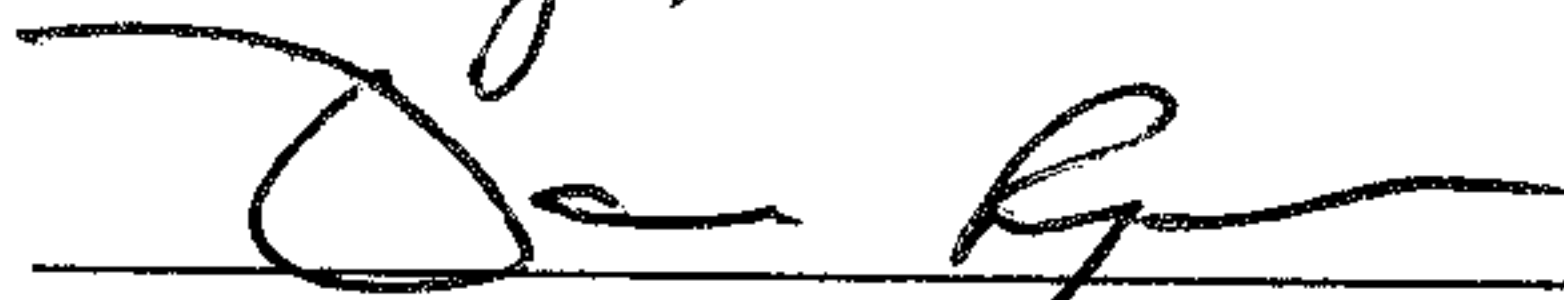
1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. All easements, restrictions, and rights-of-way of record.

Parcel Number: 09-9-32-0-004-016.000

Property Address: 344 Timberview Trail, Chelsea, AL 35043

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 31st day of May, 2024.

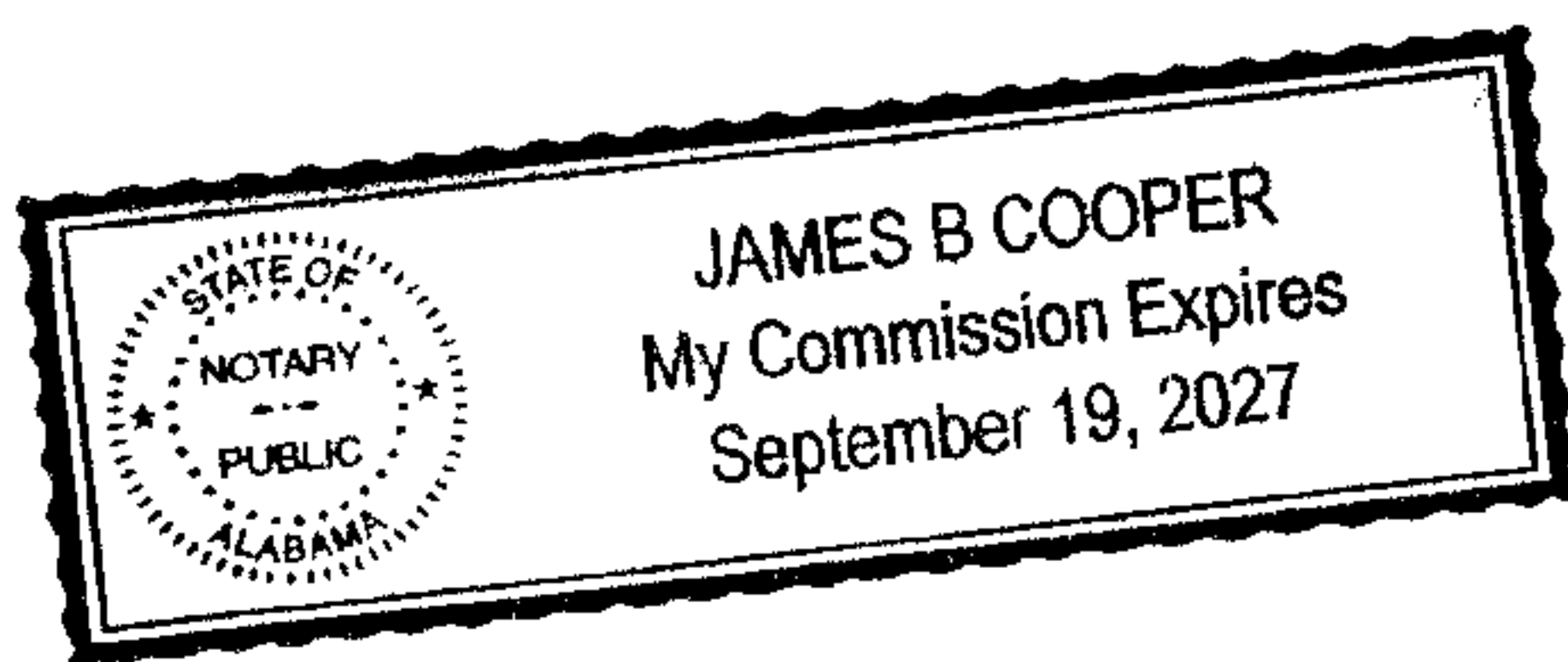
 (Seal)
DAVID W. RYDER

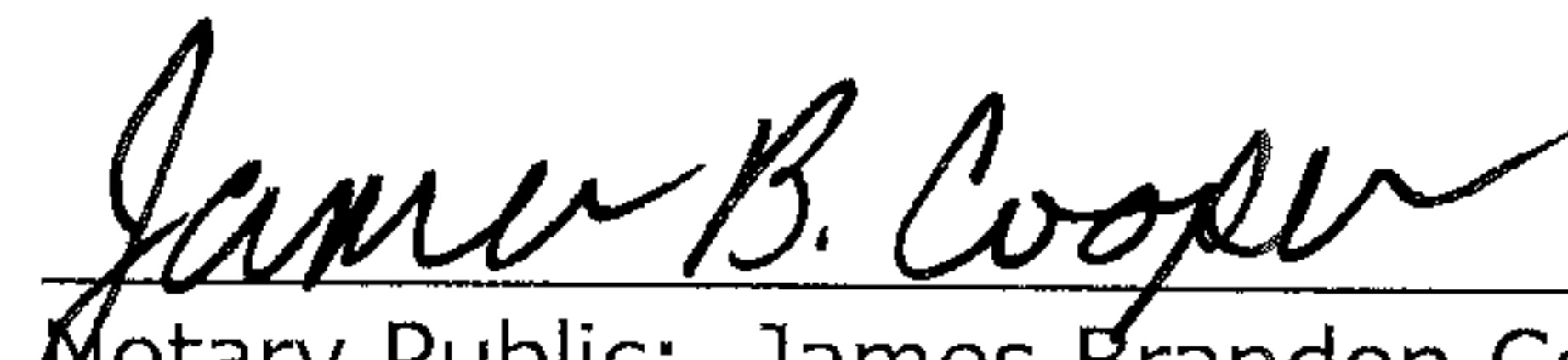
 (Seal)
MICHELLE RYDER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **DAVID W. RYDER**, a married man and **MICHELLE RYDER**, a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2024.




Notary Public: James Brandon Cooper
My Commission Expires: September 19, 2027

Real Estate Sales Validation Form

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

Grantor's Name David W. Ryder
 Mailing Address Michelle Ryder
344 Timberview Trail
Chelsea, AL 35043

Grantee's Name David and Michelle Ryder
 Mailing Address Family Trust
344 Timberview Trail
Chelsea, AL 35043

Property Address 344 Timberview Trail
Chelsea, AL 35043

Date of Sale May 31, 2024
 Total Purchase Price \$ _____

or
 Actual Value \$ _____
 or

Assessor's Market Value \$ 453,000

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 Shelby Citizen Access Portal

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 5-31-2024

Print David Ryder

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/14/2024 03:20:22 PM
 \$482.00 BRITTANI
 20240614000179160

Form RT-1

Allen S. Boyd