

This document prepared by:
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Pelham, AL 35124
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Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Inst #20210129000049450, Shelby County
Probate Judge, Shelby County,
Alabama, 01/29/2021.

QUIT CLAIM DEED

20240702000200750 1/3 \$1074.00
Shelby Cnty Judge of Probate, AL
07/02/2024 02:59:44 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Alistair William Harding-Smith**, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto the **Alistair William Harding-Smith Family Revocable Living Trust** dated June 27, 2024, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1108, according to the Survey of Blackridge Phase I C, as recorded in Map Book 49,
Page 62A in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of record.
Subject to a \$625,000 Mortgage with Morgan Stanley.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

Shelby County, AL 07/02/2024
State of Alabama
Deed Tax: \$1046.00

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 1st day of July, 2024.

Alistair William Harding-Smith
Alistair William Harding-Smith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Alistair William Harding-Smith**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of July, 2024.

Angela M. Miller
Notary Public
My commission expires: AUGUST 1, 2028

Send tax notice to:
Alistair William Harding-Smith Family Revocable Living Trust
2048 Blackridge Road
Hoover, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Alistair William Harding-Smith
Mailing Address 2048 Blackridge Rd
Hoover, AL 35244

Grantee's Name Alistair William Harding-Smith
Mailing Address Family Revocable Living Trust
2048 Blackridge Rd
Hoover, AL 35244

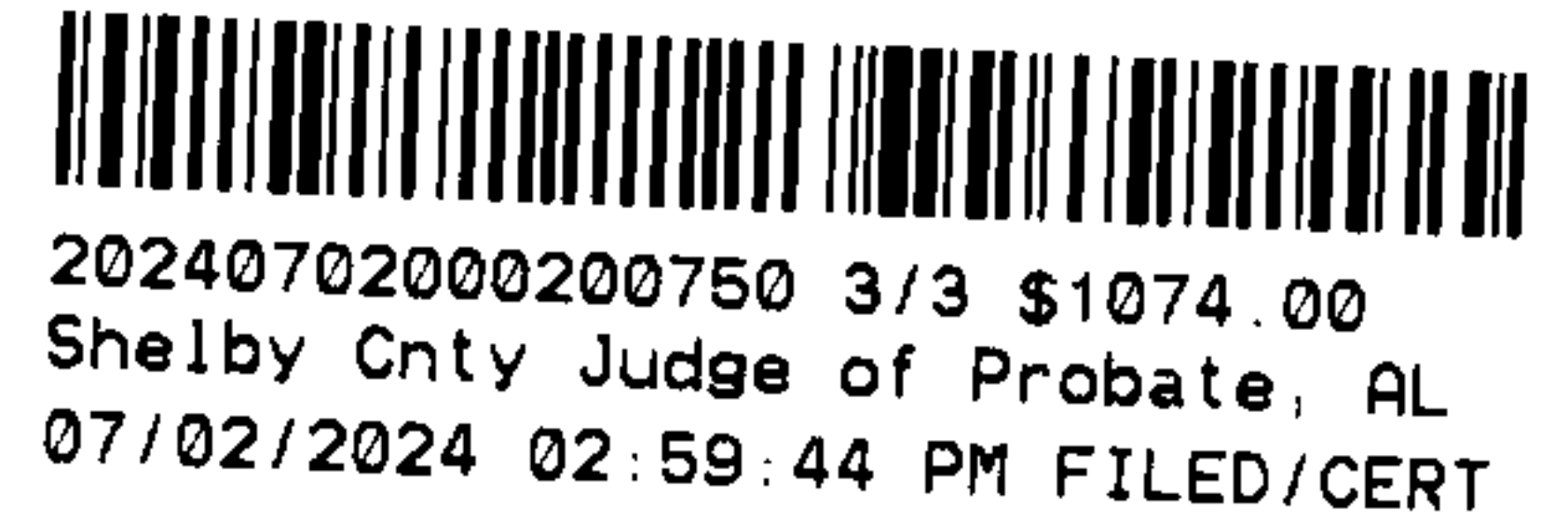
Property Address 2048 Blackridge Rd
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or

Assessor's Market Value \$ 1,045,580.00



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 Tax Assessor

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 07/01/2024

Print Alistair William Harding-Smith

Sign

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

Unattested

(verified by)

Print Form

Form RT-1