
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
2820 COLUMBIANA ROAD STE 100
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
ROBERT WAYNE STOUGH
1968 HWY 441
WILSONVILLE, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I or We, VIGNEULLE LIVING TRUST (herein referred to as GRANTOR) does hereby release, remise, quitclaim, grant, sell and convey unto ROBERT WAYNE STOUGH AND PEGGY DIANE VIGNEULLE STOUGH (herein referred to as GRANTEES), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

VIGNEULLE LIVING TRUST AND THE VIGNEULLE LIVING TRUST DATED MAY 6, 2002 AND ANY AMENDMENTS THERETO ARE ONE AND THE SAME

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEES and his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, THOMAS R. VIGNEULLE AS TRUSTEE OF THE VIGNEULLE LIVING TRUST, has hereunto set his/her signature and seal, this the 4th day of June, 2024.


THOMAS R. VIGNEULLE, TRUSTEE

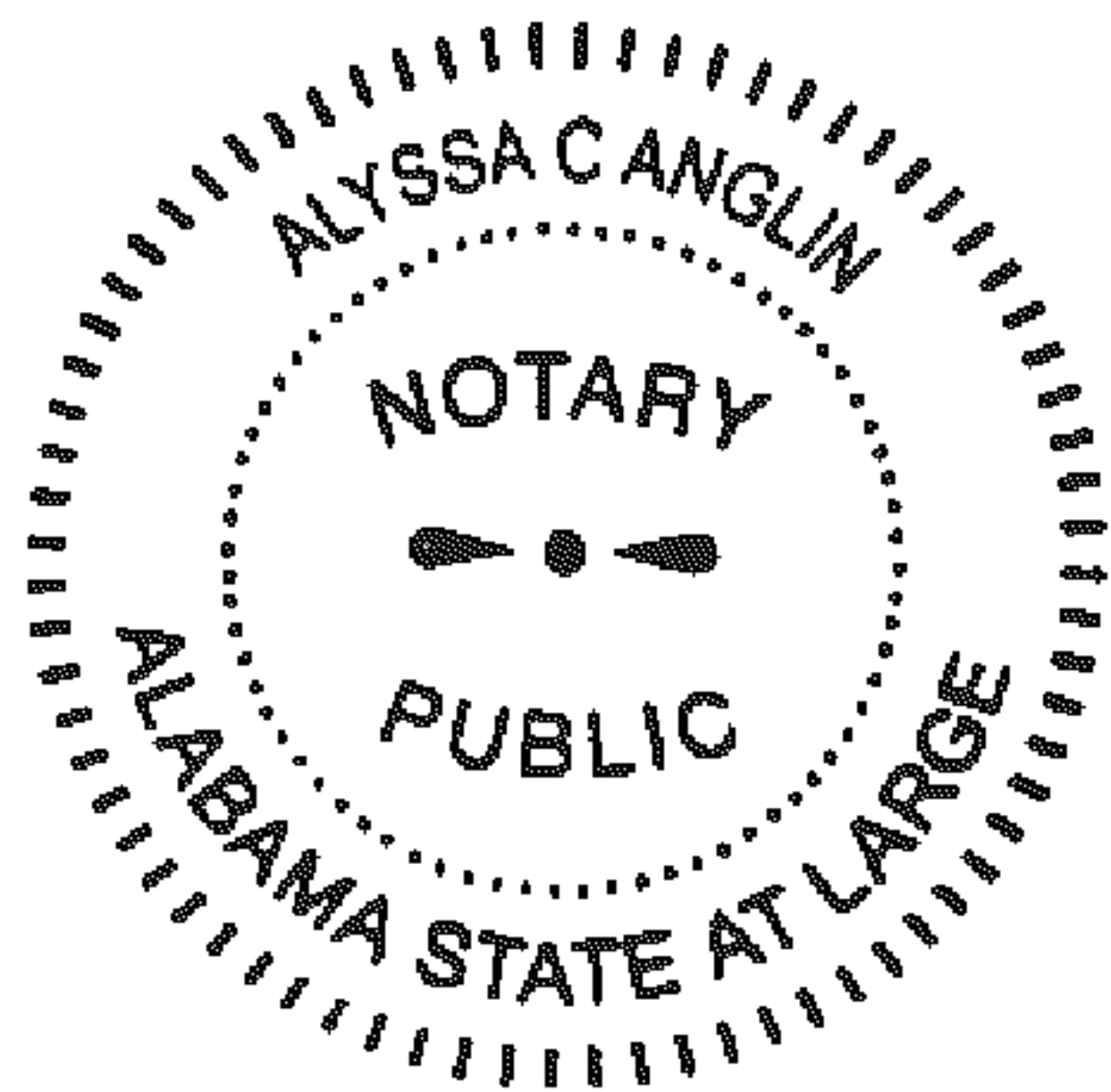
STATE OF ALABAMA)

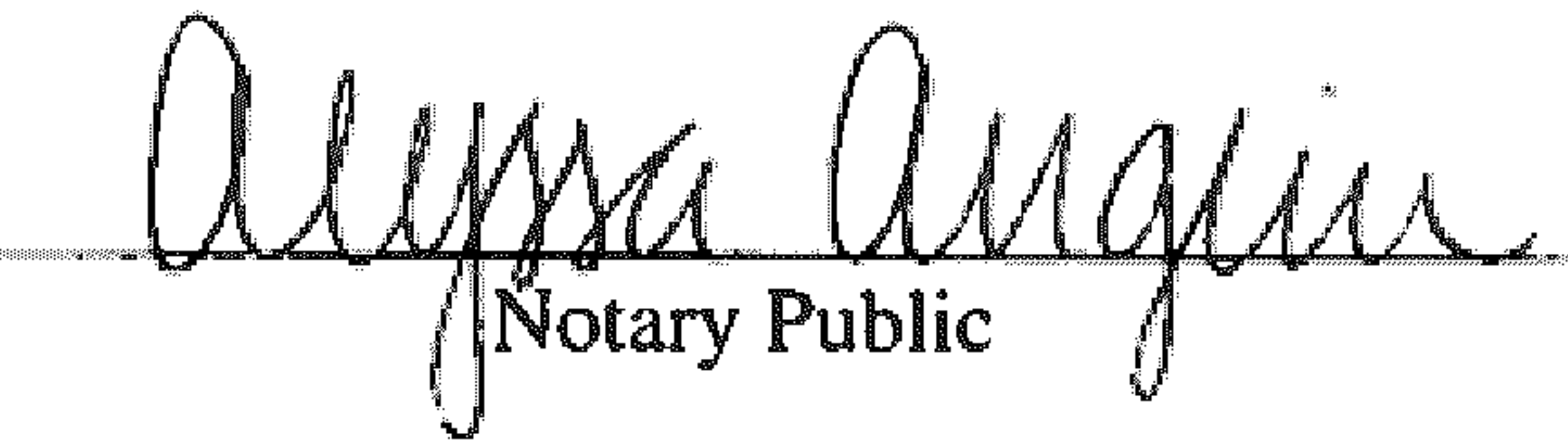
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that THOMAS R. VIGNEULLE as Trustee of the Vigneulle Living Trust , 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/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 4th day of June 2024.




Notary Public

My commission expires: 6/4/2025

LEGAL DESCRIPTIONS:

PARCEL 1

(AS-SURVEYED)

BEGIN AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" OPEN TOP PIPE; THENCE RUN S 89°48'45" E ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 576.45 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS"; THENCE LEAVING SAID SECTION LINE, RUN S 00°00'00" W FOR A DISTANCE OF 1180.13 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN N 90°00'00" W FOR A DISTANCE OF 86.35 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF RESURVEY OF T & R SUBDIVISION, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, IN MAP BOOK: 25, PAGE: 106; THENCE RUN N 00°27'51" W ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 362.81 FEET TO A FOUND 1/2" CAPPED REBAR, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S 89°39'34" W ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 480.39 FEET TO A FOUND 1/2" CAPPED REBAR ON THE WEST LINE OF SAID SECTION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION N 00°28'20" W FOR A DISTANCE OF 822.09 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 11.51 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name VIGNUELLE LIVING TRUST
Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name ROBERT WAYNE STOUGH
Mailing Address 1968 HWY 441
WILSONVILLE, AL 35186

Property Address METES AND BOUNDS

Date of Sale JUNE 4, 2024
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$243880 DIVIDED BY 2 = 121940

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
- ☐ Appraisal
- ☐ Sales Contract
- ☒ Other 1/2 OF 17-4-20-0-000-005.000
- ☐ Closing Statement

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).

Date6/4/2024

Print George M. Vaughn

☐ Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/18/2024 08:33:10 AM
\$153.00 PAYGE
20240718000218910

Allen S. Bayl