

This instrument was prepared by:
James Brandon Cooper
Attorney at Law
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
WALTER WHATLEY
LEIGH WHATLEY
5301 Mountain Park Drive
Indian Springs, Alabama 35124

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

WALTER WHATLEY and LEIGH WHATLEY, Husband and Wife

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

WALTER EDWIN WHATLEY and MIRIAM LEIGH WOOD WHATLEY, Trustees, or their successors in interest, of the Walter Edwin and Miriam Leigh Whatley Family Trust dated May 22, 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 12, according to the survey of Mountain Park First Sector, as recorded in Map Book 9, Page 103, in the Probate Office of Shelby County, Alabama.

Grantor Address: 5301 Mountain Park Drive, Pelham, Alabama 35124

Grantee Address: 5301 Mountain Park Drive, Pelham, Alabama 35124

Property Address: 5301 Mountain Park Drive, Pelham, Alabama 35124

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights
4. Restrictions appearing of record in Shelby Real 55, Page 147
5. Right-of-way granted to Alabama Power Company for electrical power as recorded in Shelby Real 64, Page 147.

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description.

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 22nd day of May, 2024.

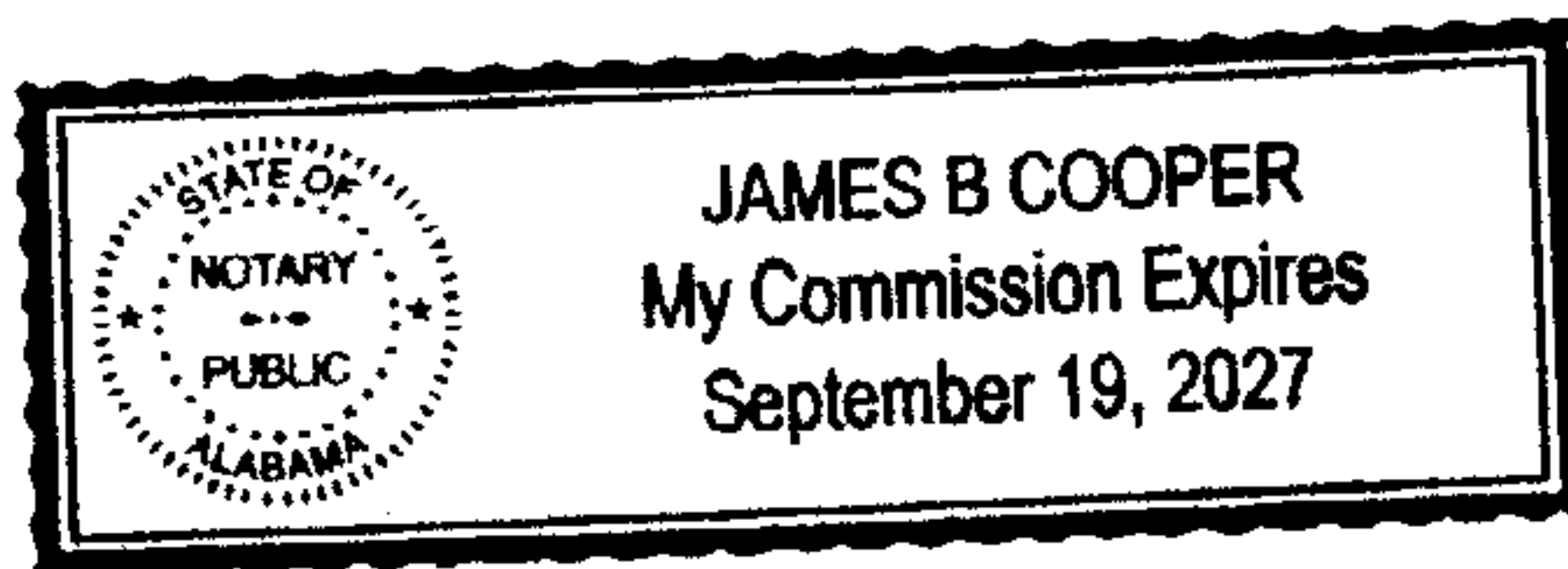
Walter Whatley (Seal)
WALTER WHATLEY

Leigh Whatley (Seal)
LEIGH WHATLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **WALTER WHATLEY** and **LEIGH WHATLEY** whose names are signed to the foregoing conveyance, and who are 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 22nd day of May, 2024.



James B. Cooper
Notary Public
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 Walter Whatley
 Mailing Address Leigh Whatley
5301 Mountain Park Drive
Pelham, AL 35124

Grantee's Name Walter Edwin and Miriam Leigh
 Mailing Address Whatley Family Trust
5301 Mountain Park Drive
Pelham, AL 35124

Property Address 5301 Mountain Park Drive
Pelham, AL 35124

Date of Sale 05/22/2024
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 285,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/24/2024 02:14:26 PM
 \$314.00 PAYGE
 20240724000228090

Allen S. Byrd

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 Citizen Access Portal
☐ 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).

Date 5-22-2024

Print Walter Whatley

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1