

20240801000237870
08/01/2024 08:09:31 AM
QCDEED 1/3

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

Send Tax Notice To:
Melanie D. Draper
209 Tocoa Circle
Helena, AL 35080

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know All Persons by These Presents: That in consideration of **ONE THOUSAND DOLLARS and Other Good and Valuable Consideration (\$1,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

Melanie D. Draper, an unmarried woman,

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

Melanie Denise Draper, Trustee, or her successors in interest, of the Melanie Denise Draper Revocable Living Trust dated August 25, 2023, 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 6, according to the Survey of Tocoa Parc, Phase 1, as recorded in Map Book 23, Page 124, 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. Mineral and mining rights excepted
3. Subject to existing easements, restrictions, set-back lines, rights of way limitations, if any, of record.

Seller Address: 209 Tocoa Circle, Helena, AL 35080
Buyer Address: 209 Tocoa Circle, Helena, AL 35080
Property Address: 209 Tocoa Circle, Helena, AL 35080

This deed made without benefit of title examination. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. No title opinion given nor

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

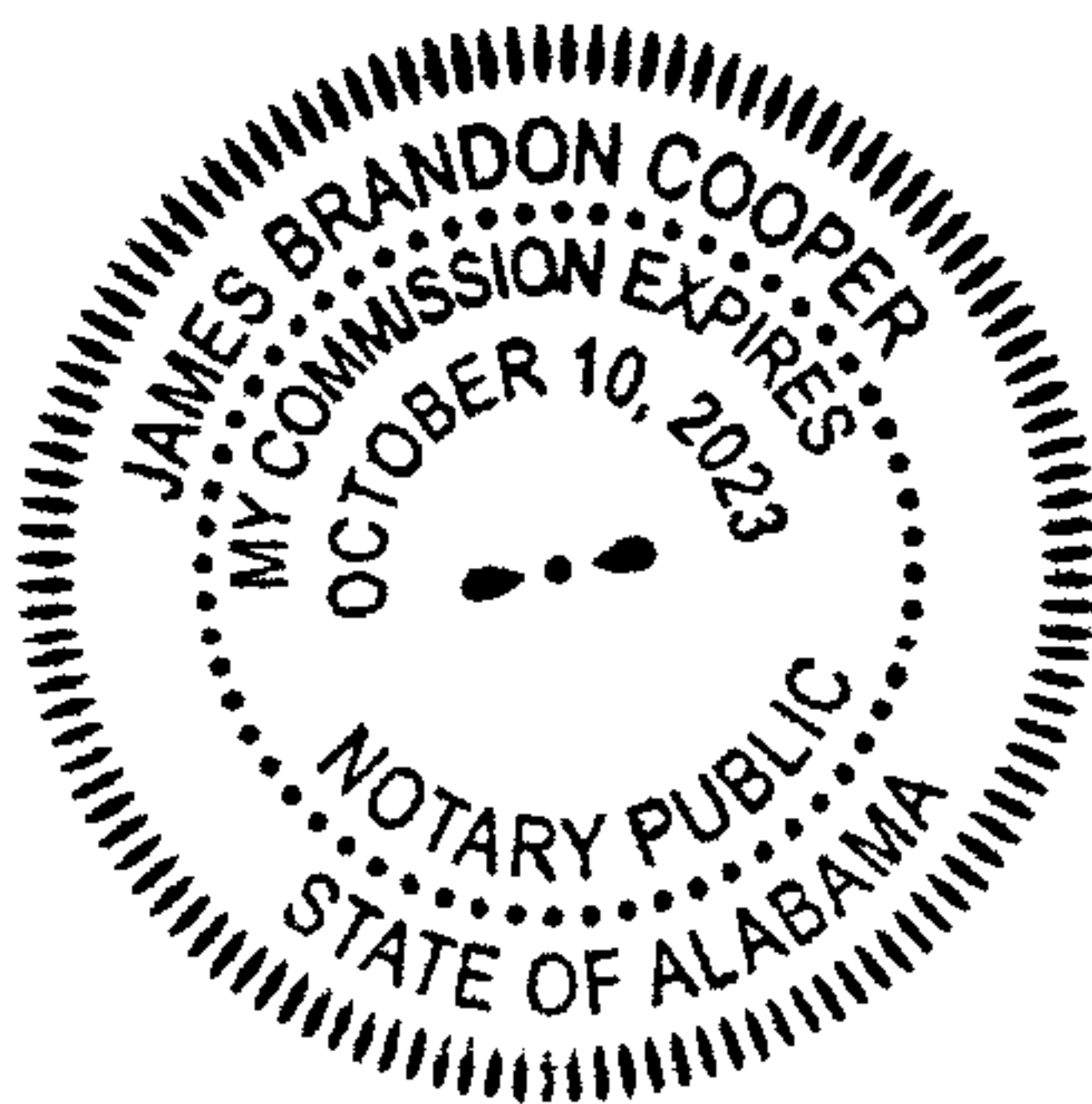
IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 6th day of October, 2023.

Melanie D. Draper (Seal)
Melanie D. Draper

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, James Brandon Cooper, the undersigned, a Notary Public in and for said County, in said State, hereby **Melanie D. Draper**, whose name is 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 6th day of October, 2023.



James Brandon Cooper
Notary Public
My Commission Expires: October 10, 2023

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

Grantor's Name Melanie D. Draper
 Mailing Address 209 Tocoa Circle
Helena, AL 35080

Grantee's Name Melanie Denise Draper
 Mailing Address Revocable Living Trust
209 Tocoa Circle
Helena, AL 35080

Property Address 209 Tocoa Circle
Helena, AL 35080

Date of Sale 10-6-23

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 109,400

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 08:09:31 AM
 \$137.50 BRITTANI
 20240801000237870

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☐ Appraisal☐ Sales Contract☒ Other Shelby 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 10-6-2023Print James Brandon Cooper

Unattested

Sign James B Cooper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1