



20240807000245490 1/4 \$1366.50
Shelby Cnty Judge of Probate, AL
08/07/2024 01:19:04 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Charles Philip Saunders, 1029 Royal Mile,
Hoover, Alabama, 35242

SEND TAX NOTICE TO:

Charles Philip Saunders as trustee of Charles
Philip Saunders Revocable Trust, 1029 Royal
Mile, Hoover, AL 35242

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF SHELBY

DATE: August 7, 2024

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Charles Philip Saunders, not married, of 1029 Royal Mile, Hoover, Alabama, 35242, (the "Grantor"), hereby remises, releases, and conveys, as well as quitclaims, unto Charles Philip Saunders as trustee of Charles Philip Saunders Revocable Trust, dated August 7, 2024, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Lot 707, according to the Survey of Greystone Legacy, Seventh Sector, as recorded in Map Book 30, Page 43, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 08/07/2024
State of Alabama
Deed Tax: \$1335.50



20240807000245490 2/4 \$1366.50
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TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Witness signature

Charles Philip Saunders

Witness name



20240807000245490 3/4 \$1366.50
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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

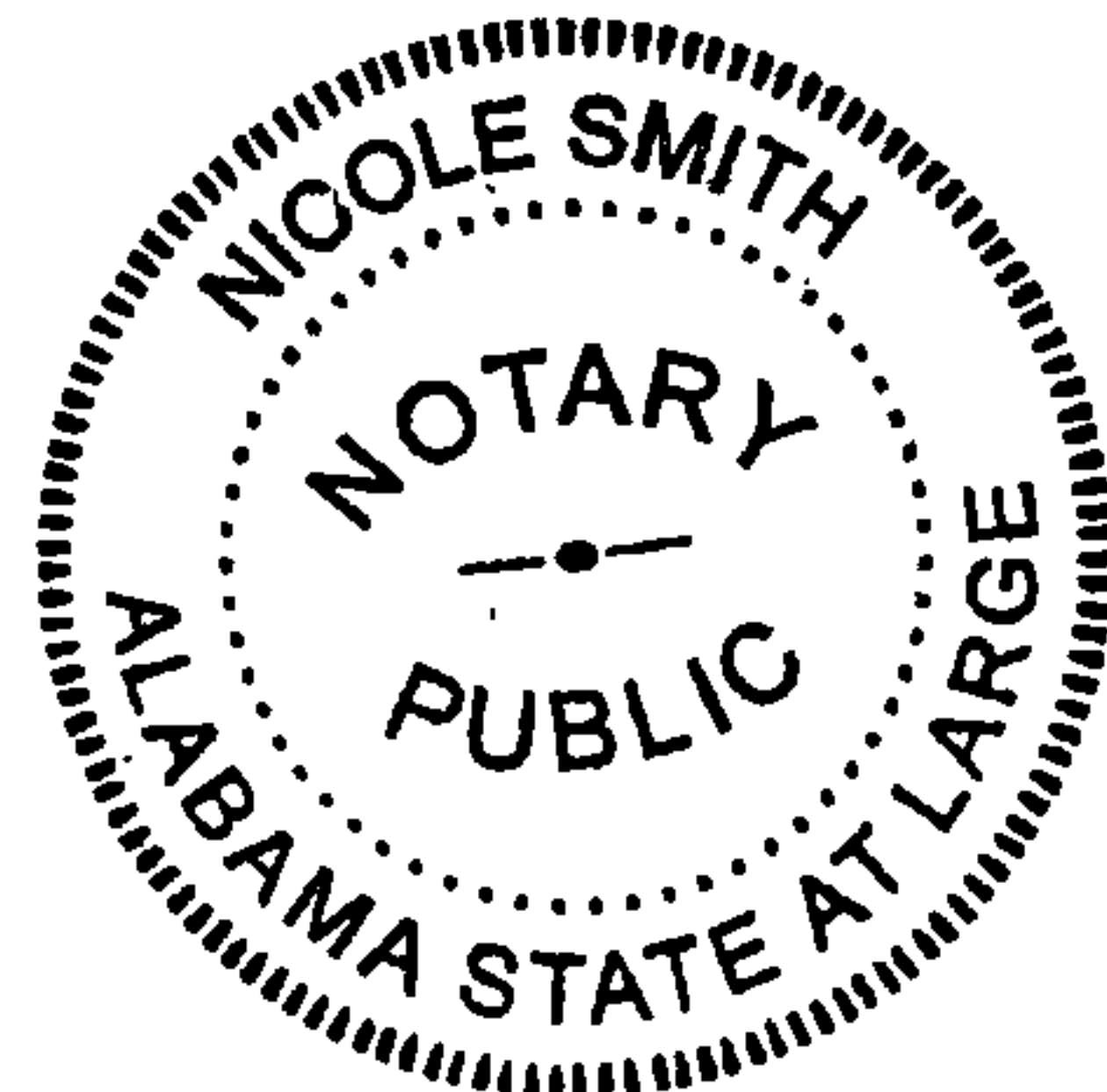
I Nicole Smith, a Notary Public in and for said County and State, hereby certify that Charles Philip Saunders, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 7th day of August, 2024.

Nicole Smith

Notary Public for the State of Alabama

My commission expires: 04-02-2028



Real Estate Sales Validation Form

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

Grantor's Name CHARLES PHILIP SAUNDERS
Mailing Address 1029 ROYAL MILE
BIRMINGHAM AL 35242

Grantee's Name CHARLES PHILIP SAUNDERS
Mailing Address 1029 ROYAL MILE
BIRMINGHAM AL 35242

Property Address 1029 ROYAL MILE
BIRMINGHAM AL
35242

Date of Sale AUGUST 7, 2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1,335,300

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 DOCUMENT

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 8/7/2024

Unattested

(verified by)

Print CHARLES PHILIP SAUNDERS

Sign Charles Philip Saunders

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1