

This instrument was prepared by:

Allison R. Lumbatis, Esq.
Coulter & Sierra, LLC
22 Inverness Center Pkwy, Suite 600
Birmingham, Alabama 35242
205-730-3999

NO TITLE SEARCH OR OPINION RENDERED

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That the Undersigned, **BART STARR, JR.**, in his capacity as the sole heir of **BART STARR**, deceased, and having heretofore qualified on the 13th day of June, 2024, as Personal Representative of the Last Will and Testament of **CHERRY MORTON STARR**, deceased, a copy of said Will being recorded in the Office of the Judge of Probate of Shelby County, in the record of Case Number PR-2024-000694;

NOW THEREFORE, pursuant to the terms and provisions of the aforesaid Will of **CHERRY MORTON STARR**, deceased, the Undersigned, in his capacity as Personal Representative, and in his capacity as the sole heir of **BART STARR**, deceased, in consideration of the premises and the sum of Ten Dollars (\$10.00), and other good and valuable considerable consideration, the receipt and sufficiency of which are hereby acknowledged, does this day by these presents hereby REMISE, RELEASE, QUITCLAIM, and CONVEY unto **RIVERCHASE RESIDENTIAL ASSOCIATION, INC., an Alabama nonprofit corporation, whose mailing address is 4 Office Park Circle, Suite 101, Mountain Brook, AL 35223** ("Grantee"), all of Grantor's right, title, interests and claims in or to the following described parcel of land lying in Shelby County, Alabama, being more particularly described as follows:

**CHADWICK SQUARE COMMON AREA MB13 P3 RESURVEY
MB14 P22 DIM 649X102.71 IRR RB181 P634 4/20/88 S35 T19S R3 W**

Shelby County Tax Parcel ID Number: 11 7 35 0 004 091.000

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. AD VALOREM TAXES WHICH MAY BE DUE NOW OR SUBSEQUENT HERETO;
2. ANY APPLICABLE ZONING ORDINANCES;
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAY AND SET BACK LINES OF RECORD;
4. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 8th day of August, 2024.

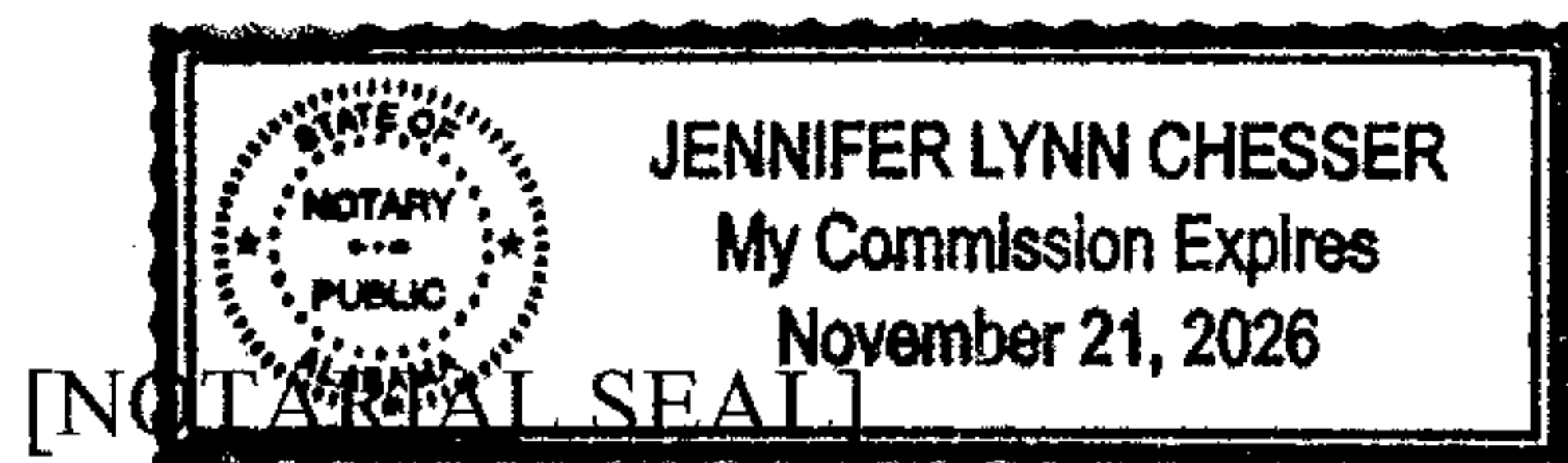
GRANTOR:

Bart Starr, Jr., as Personal Representative under the Last Will and Testament of Cherry Morton Starr

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **Bart Starr, Jr.**, whose name is signed to the foregoing conveyance as **Personal Representative of the Last Will and Testament of Cherry Morton Starr**, deceased, and who is known to me, acknowledged before me on this day that being informed of the contents of the same, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2024.



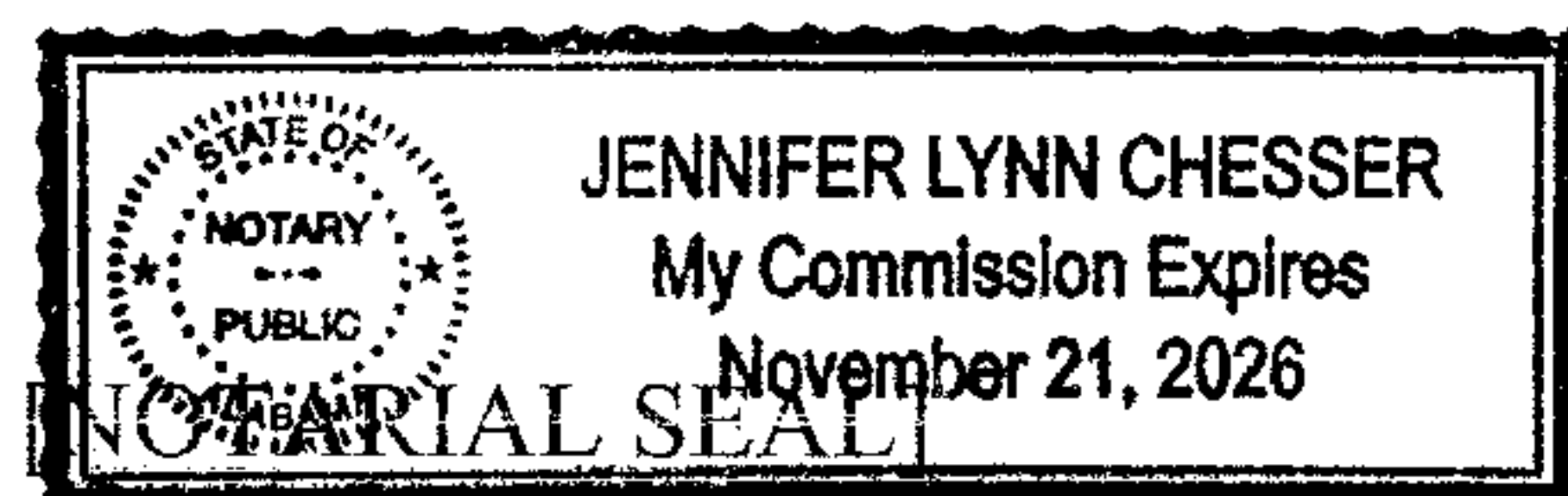
Notary Public
My commission expires: 11-21-2026

Bart Starr, Jr., as sole heir of Bart Starr

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **Bart Starr, Jr.**, whose name is signed to the foregoing conveyance as the sole heir of **Bart Starr**, deceased, and who is known to me, acknowledged before me on this day that being informed of the contents of the same, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2024.



Notary Public
My commission expires: 11/21/26

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

Grantor's Name Bart and Cherry Starr by Bart Starr, Jr.
Mailing Address 2065 Royal Fern Lane
Birmingham, AL 35244

Grantee's Name Riverchase Residential Association, Inc.
Mailing Address 4 Office Park Circle
Suite 101
Mountain Brook, AL 35223

Property Address Shelby County Tax Parcel ID
11 7 35 0 004 091.000
Chadwick Square Common Area MB13 P3 Resurvey MB14
P22 DIM 649X102.71 IRR RB181 P634 4/20/88 S35 T19S R3 W

Date of Sale 8/7/2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 2,700.00

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 Shelby County Property Tax Records

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 8/8/2024

Print Bart Starr, Jr.

Sign Bart Starr, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2024 09:45:35 AM
\$33.00 PAYGE
20240809000247560

Print Form

Form RT-1

Allen S. Boyd

