

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

Send Tax Notice To:
David K. Giegel and Kelly L. Giegel
6016 Ridge Trail
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That in consideration of ONE HUNDRE D DOLLARS AND NO CENTS (\$100.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

We,

David K. Giegel and his wife Kelly L. Giegel

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

DAVID KEVIN GIEGEL and KELLY LYNN GIEGEL, Trustees, or their successors in interest, of the DAVID KEVIN GIEGEL and KELLY LYNN GIEGEL REVOCABLE LIVING TRUST dated August 20, 2020, 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 7, according to the Map of Buchhorn Valley Estates, a Private Gated Subdivision, originally recorded in Map Book 53, Page 67 A, B and C, as amended and corrected by Final Plat recorded in Map Book 53, Pages 87 A, B and C, and ratified in Instrument No. 20210125000040310 in the Probate Office of Shelby County, Alabama.

GRANTEES' ADDRESS: 25 Buckhorn Valley Drive, Birmingham, AL 35242

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. All mineral and mining rights excepted; and
3. Subject to: Anything revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any.

4. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
5. No title exam requested or performed.

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 12th day of July, 2024.

David K. Giegel (Seal)
David K. Giegel

Kelly L. Giegel (Seal)
Kelly L. Giegel

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby **David K. Giegel**, a married man and **Kelly L. Giegel**, a married woman whose name is signed to the foregoing conveyance, and who is 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 12th day of July, 2024.

Shannon Dalton
Notary Public
My Commission Expires:

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

Grantor's Name David K. Giegel
 Mailing Address Kelly L. Giegel
6016 Ridge Trail
Birmingham, AL 35242

Grantee's Name DAVID KEVIN GIEGEL
 Mailing Address and KELLY LYNN GIEGEL
REVOCABLE LIVING TRUST
6016 Ridge Trl., Bham, AL 35242

Property Address 25 Buckhorn Valley Drive
Birmingham, AL 35242

Date of Sale July 12, 2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 260,000

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 Citizens Access Portal

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 7/31/24

Print Kelly Giegel

Sign Kelly Giegel

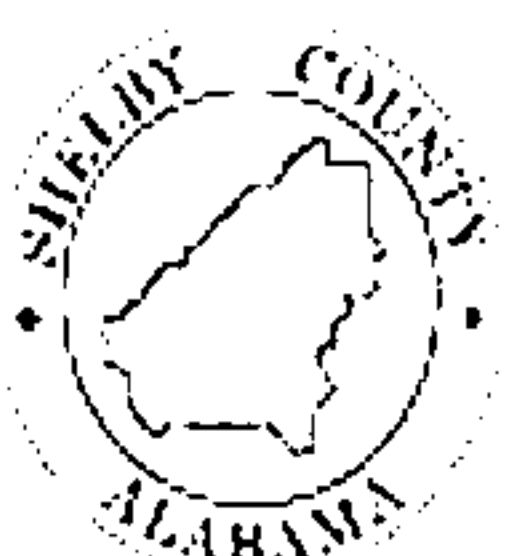
Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2024 08:02:47 AM
 \$289.00 BRITTANI
 20240819000256860

Ann S. Boyd