



20240826000265370 1/2 \$314.50
Shelby Cnty Judge of Probate, AL
08/26/2024 10:06:30 AM FILED/CERT

THIS DOCUMENT PREPARED BY:
VICTORIA G. MYERS, ESQ.
AMP LAW LLC

3590 B Pelham Pkwy #107
Pelham AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten (\$10) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, **GRANTOR VICTORIA G. MYERS**, remise, release, and quitclaim to **THE VGM FAMILY TRUST 2024**, hereinafter the Grantee, all their right, title, interest, and claim to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Conveyance subject to existing easements, restrictions, set-back lines, right-of-way, mineral and mining rights not owned by Grantor, any existing mortgages, and other reservations of record as recorded in the aforesaid Office of the Probate Judge.

TO HAVE AND TO HOLD unto the Grantee, THEVGM FAMILY TRUST 2024, of which I, VICTORIA G. MYERS am Trustee and Settlor.

This real property, at the address of 1498 Secretariat Drive, Helena, Alabama, 35080 was held solely by an unmarried woman, VICTORIA G. MYERS.

IN WITNESS WHEREOF, the Grantor set her hand this the 22nd day of August, 2024.

Victoria G. Myers

VICTORIA G. MYERS
GRANTOR/TRUSTEE

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

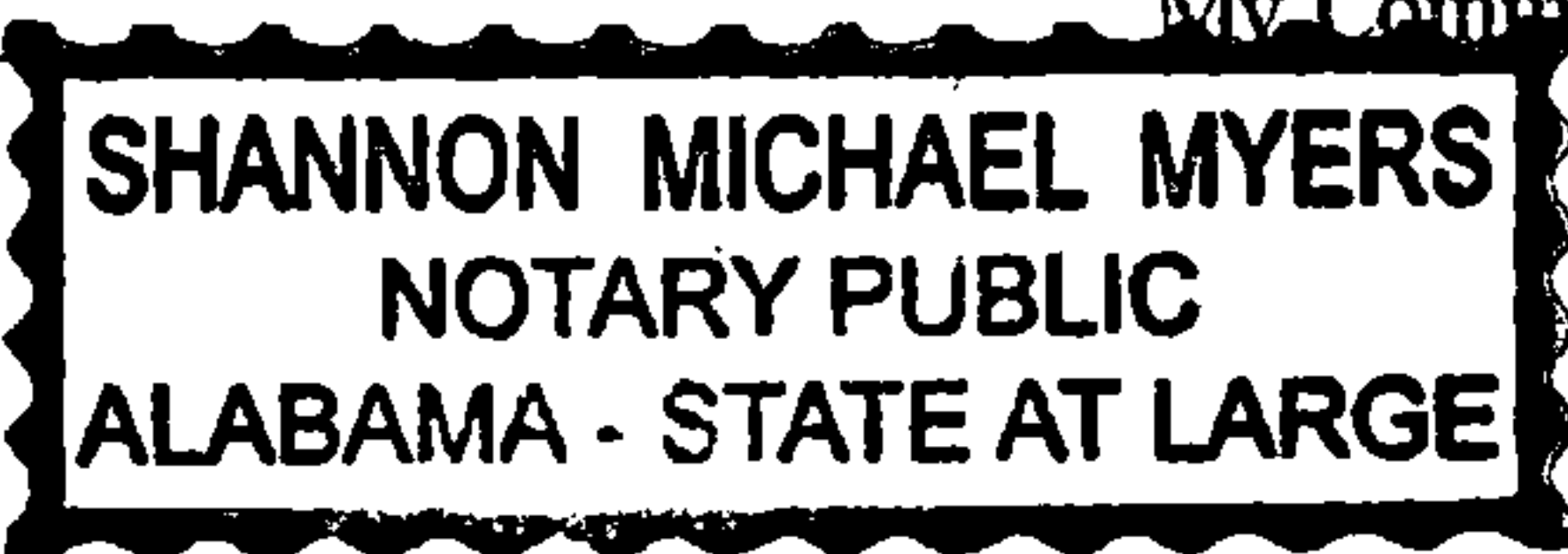
I, the undersigned Notary Public, in and for said County, in said State, hereby certify VICTORIA G. MYERS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being fully informed of the contents of the foregoing instrument, she executed the same voluntarily on this date.

Given under my hand and official seal this the 22nd day of August, 2024.

Shannon Michael Myers

My Commission Expires: 2026

SHANNON MYERS Notary



**THE PREPARER ACTED AS SCRIVENER ONLY; NO TITLE SEARCH HAS BEEN CONDUCTED ON THE SUBJECT PROPERTY.*

Shelby County, AL 08/26/2024
State of Alabama
Deed Tax: \$289.50

Real Estate Sales Validation Form



20240826000265370 2/2 \$314.50
Shelby Cnty Judge of Probate, AL
08/26/2024 10:06:30 AM FILED/CERT

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

Grantor's Name VICTORIA G. MYERS
Mailing Address 1498 SECRETARIAT DRIVE
HELENA AL 35080

Grantee's Name THE VGM FAMILY TRUST
Mailing Address 1498 SECRETARIAT DRIVE
HELENA AL 35080

Property Address 1498 Secretariat Dr
Helena AL 35080

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 289,200

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 2024 TAX APPRAISED VALUE

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 8-22-24

Print Victoria G. Myers

Unattested (verified by)

Sign Victoria G Myers
(Grantor/Grantee/Owner/Agent) circle one