

This instrument was prepared by:

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P.O. Box 320
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Send Tax Notice To:

FREDRICK FIERKE
DOLORES FIERKE
2804 Downing Circle
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS**
(\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, I/we

FREDRICK FIERKE and DOLORES FIERKE, Husband and Wife

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

**FREDRICK MARTIN FIERKE and DOLORES ROSE FIERKE, Trustees,
or their successors in interest, of the FIERKE FAMILY TRUST dated July
29, 2024, 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 75, according to the Survey of Meadow Ridge, as recorded in Map Book 11,
Page 40 A and B, in the Probate Office of Shelby County, Alabama.**

Property Address: 2804 Downing Circle, Birmingham, AL 35242

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Existing covenants and restrictions, easements, building lines and limitations of records.
3. Easements and building line as shown on recorded map.
1. Restrictions appearing on record in Real 145, Page 701; Real 148, Page 264; Inst. No. 1997-29279, and Inst. No. 1996-35171.
4. Agreement with Alabama Power Company recorded in Real 145, Page 709

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity
of ground or the correctness of the description.

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 21 day of August, 2024.

Fredrick Fierke (Seal)
FREDRICK FIERKE

Dolores Fierke (Seal)
DOLORES FIERKE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **FREDRICK FIERKE** a married man and **DOLORES FIERKE** a married woman whose names are 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 21 day of August, 2024.



James B Cooper
Notary Public: James Brandon Cooper
My Commission Expires: September 19, 2027

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

Grantor's Name FREDRICK FIERKE
 Mailing Address DOLORES FIERKE
2804 Downing Circle
Birmingham, AL 35242

Grantee's Name FIERKE FAMILY TRUST
 Mailing Address 2804 Downing Circle
Birmingham, AL 35242

Property Address 2804 Downing Circle
Birmingham, AL 35242

Date of Sale 8/27/2024
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 364,700



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 08/30/2024 11:55:51 AM
 \$394.00 PAYGE
 20240830000271530

Allen S. Bayl

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 Citizens 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 8/27/2024

Print FREDRICK FIERKE

Unattested

(verified by)

Sign *Fredrick Fierke*
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1