

## QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, we, the undersigned Grantors, **Evan M. Salter and Julia Salter, a married couple**, hereby remise, release, quitclaim, grant, and convey all of our interest to **Evan Mason Salter and Julia Kent Salter, Trustees of the Salter Living Trust, dated August 22, 2024**, in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

### **PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR**

Source of title: Instrument Number 20190501000144700 in the Probate Office of Shelby County, Alabama


**Lot 1, according to the Survey of Yellowleaf Ridge Estates, First Addition, as recorded in Map Book 20, Page 104, in the Probate Office of Shelby County, Alabama.**

**Subject to ad valorem taxes for the current year and for subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns in fee simple.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this the 12 day of September 2024.

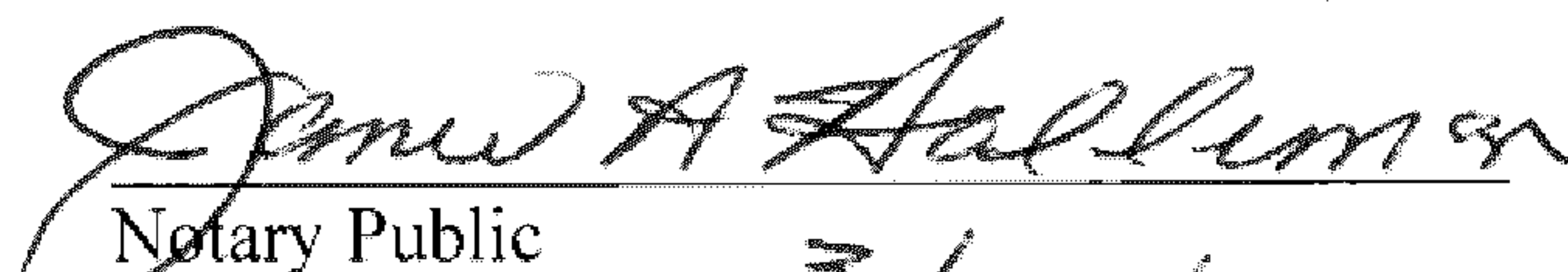
  
\_\_\_\_\_  
**Evan M. Salter** (SEAL)

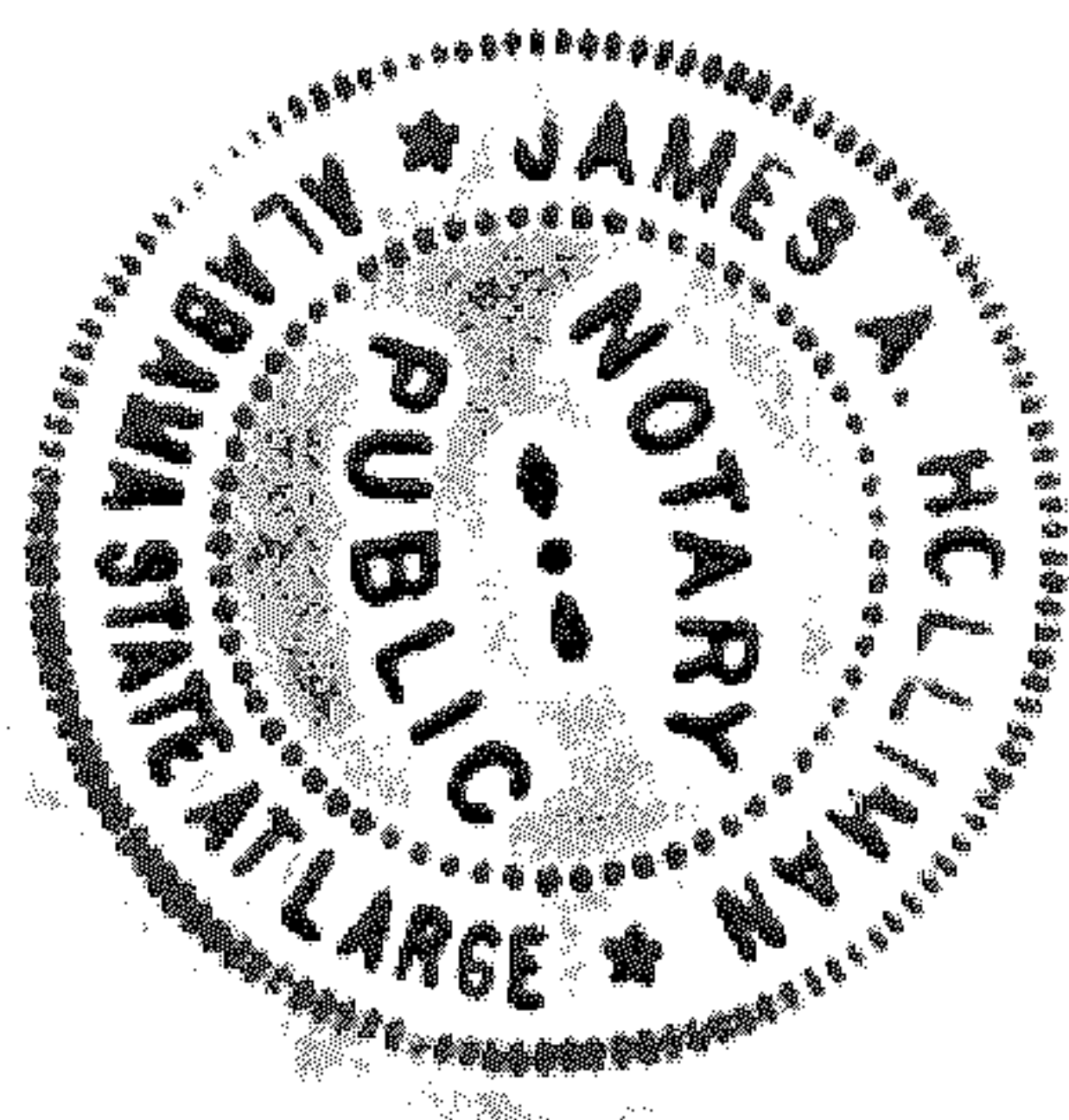
**STATE OF ALABAMA**

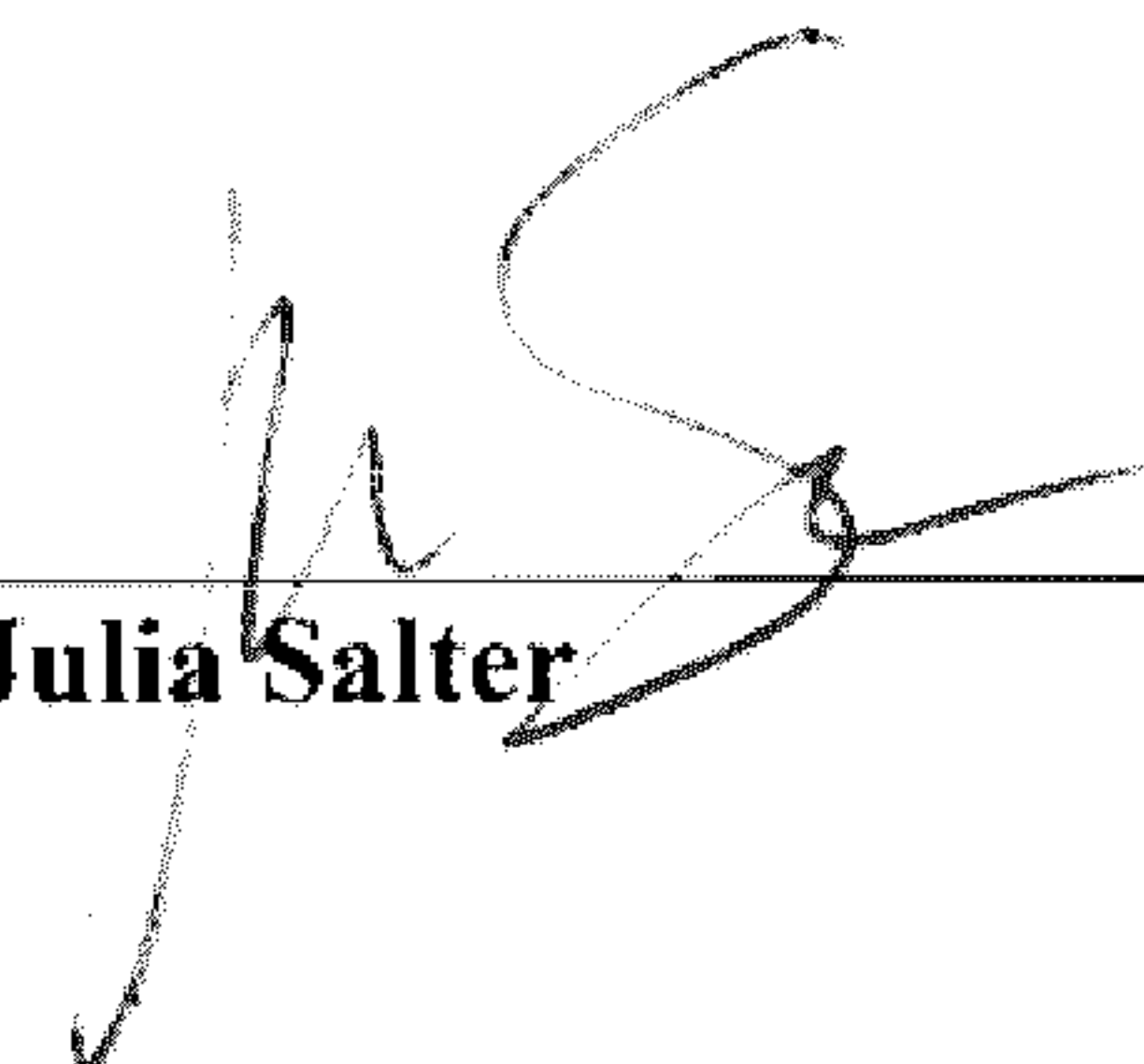
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Evan M. Salter**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of September 2024.

  
\_\_\_\_\_  
Notary Public  
3/12/25



  
\_\_\_\_\_  
**Julia Salter** (SEAL)

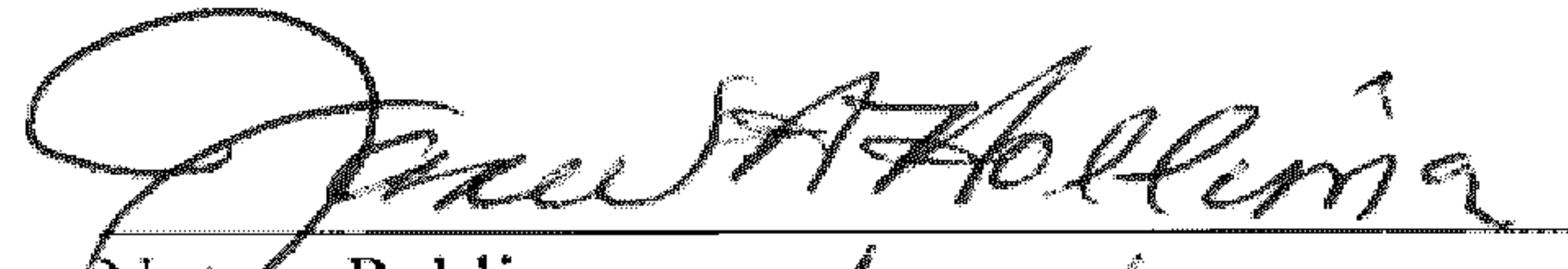
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Julia Salter**, whose name is signed to the foregoing conveyance

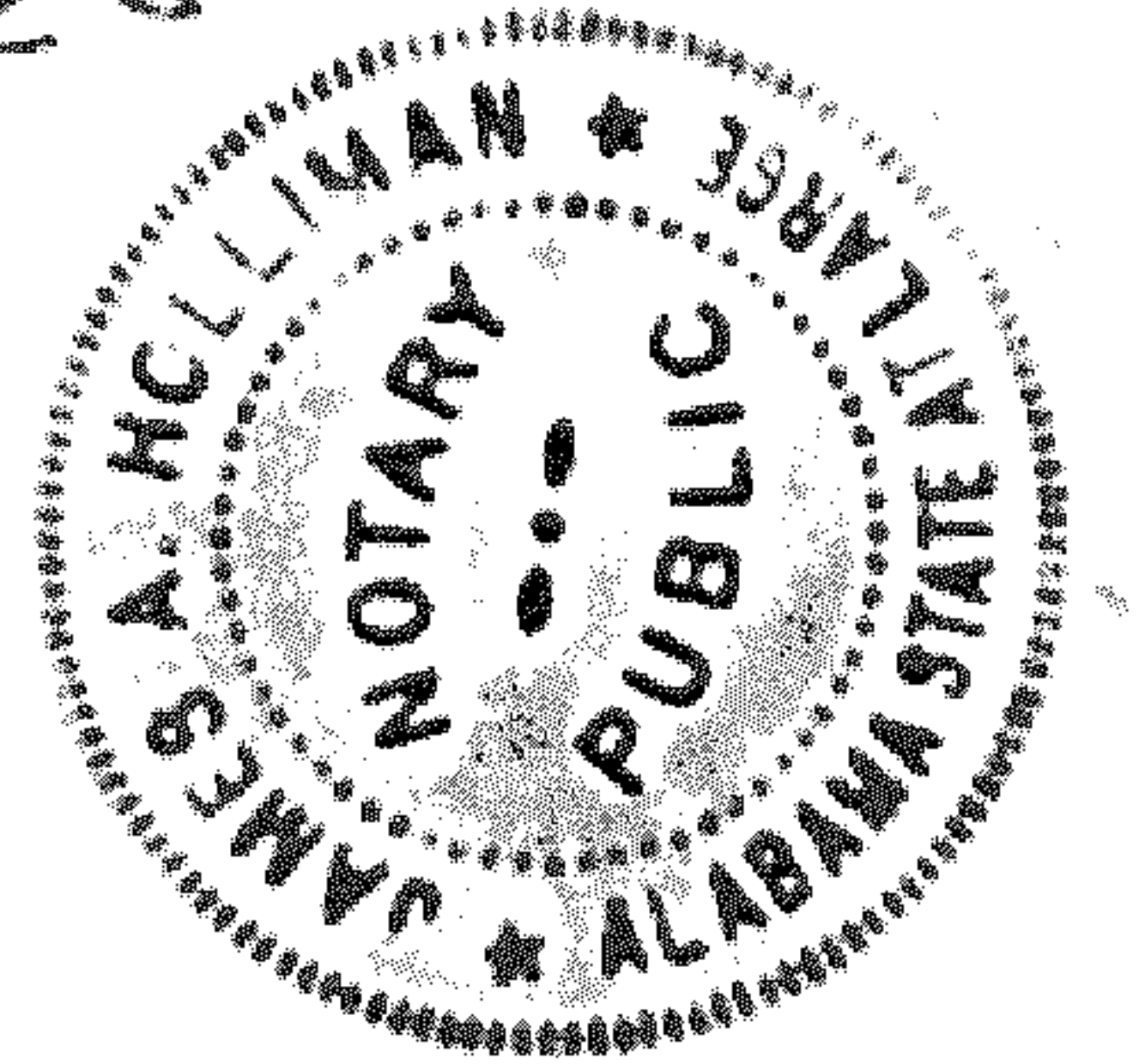
and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12<sup>th</sup> day of SEPTEMBER 2024.

  
Notary Public

3/12/25

**This Instrument was Prepared By:**  
HOLLIMAN & HOLLIMAN, PLLC  
Melanie B. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281





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

Grantor's Name Evan M. Salter  
 Mailing Address Julia Salter  
113 Sweet Gum Lane  
Chelsea, AL 35043

Grantee's Name Evan M. Salter and Julia Salter  
 Mailing Address Trustees of Salter Living Trust  
113 Sweet Gum Lane  
Chelsea, AL 35043

Property Address 113 Sweet Gum Lane  
Chelsea, AL 35043  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 313,700

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 \_\_\_\_\_ x \_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Sales Contract \_\_\_\_\_ Other  
 \_\_\_\_\_ 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 09/04/2024

Print Samantha Bufalo

\_\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Sign   
 (Grantor/Grantee/Owner/Agent) circle one



**DON ARMSTRONG, ACTA  
PROPERTY TAX COMMISSIONER**

P.O. BOX 1269  
COLUMBIANA, ALABAMA 35051  
TELEPHONE: 205-670-6900  
FAX: 205-670-6915

**JACOB TIDMORE**  
PROPERTY TAX ADMINISTRATOR

**DON MILES**  
CHIEF APPRAISER  
**CINDY CRABB**  
PERSONAL PROPERTY  
SUPERVISOR  
**PAULA PORTER**  
COLLECTION/  
ASSESSMENT SUPERVISOR  
**ROBERT PRESLEY**  
MAPPING SERVICES SUPERVISOR  
**JORDAN HADAWAY**  
IT/AUDITOR SUPERVISOR

Printed on: 9/4/2024

**2024 TAX STATEMENT**

**Owner**

SALTER JULIA & EVAN M

**Mailing Address**

113 SWEET GUM LN  
CHELSEA AL 35043

**PARCEL INFORMATION**

Parcel Number	09 8 34 0 001 011.002
Receipt Number	23431
Account Number	10908392
Tax Year	2024
Tax & Cost	\$1,339.72
Escaped Taxes Due	\$0.00
Amount Paid	\$0.00
Total Due	\$1,339.72
Due Date	10/01/2024

**ASSESSMENT INFORMATION**

Location	113 SWEET GUM LN CHELSEA AL 35043
Neighborhood	17 YELLOWLEAF R-2
Subdivision	YELLOWLEAF RIDGE ESTATES FIRST ADDN
Lot	1
Block	
Property Class	03
Acreage	1.019
Exempt Code	10
Municipality	01 - COUNTY
School District	2
Disability Code	
Over 65 Code	



**VALUATION SUMMARY**

Improvement Value	Land Value	Market Value	Appraised Value	Assessed Value
\$243,700	\$70,000	\$313,700	\$313,700	\$31,380

**TAX BREAKDOWN**

Millage Type	Municipality	Assessed Value	Millage Rate	Tax	Tax Exemption	Total Tax
STATE	01 - COUNTY	\$31,380	6.50	\$203.97	\$26.00	\$177.97
COUNTY	01 - COUNTY	\$31,380	7.50	\$235.35	\$15.00	\$220.35
SCHOOL	01 - COUNTY	\$31,380	16.00	\$502.08	\$0.00	\$502.08
DIST SCHOOL	01 - COUNTY	\$31,380	14.00	\$439.32	\$0.00	\$439.32
FOREST	01 - COUNTY	\$0	0.00	\$0.00	\$0.00	\$0.00
<b>TAX TOTAL</b>				<b>\$1,380.72</b>	<b>\$41.00</b>	<b>\$1,339.72</b>

Current Due \$1,339.72

Fees \$0.00

Payments \$0.00

Back Taxes \$0.00

**TOTAL DUE \$1,339.72**

Due Date 10/01/2024

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/12/2024 09:08:06 AM  
\$349.00 BRITTANI  
20240912000283020



*Allie S. Bezel*