



20240925000297760 1/3 \$172.50
Shelby Cnty Judge of Probate, AL
09/25/2024 09:58:39 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA

}

Send Tax Notice to:

}

Patricia G. Sulser

COUNTY OF SHELBY

}

232 Willow View Circle, Wilsonville, AL 35186

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of \$10.00 (Ten 00/100 dollars), together with other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt of which whereof is acknowledged, I,

PATRICIA A. SULSER, a single woman

(hereinafter referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto

JEFFERY CRAIG SULSER, a married man and

ROBERT KEITH SULSER, a married man

(hereinafter referred to as **GRANTEE(S)** the following described real estate situated in Shelby County, Alabama, to wit:

Lot 233, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record

EXPRESSLY RESERVING a Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND SURVEY

PROPERTY DESCRIPTION WAS PROVIDED BY GRANTOR

NOTE: *The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter by GRANTOR and is intended to be consistent with the property description contained in the WARRANTY DEED for the same parcel recorded on RECORDED in the Shelby County Probate office on 08-27-2008 as instrument 20080827000343360.*

This instrument prepared by:
Darrin R. Marlow, attorney
Marlow and Salyer, LLC.
1111, 17th, Ave, Calera, AL 35040

Shelby County, AL 09/25/2024
State of Alabama
Deed Tax: \$143.50



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TO HAVE AND TO HOLD, to said GRANTEES, their heirs and assigns forever as Joint Tenants in Common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantee, his, her or their assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **PATRICIA G. SULSER** have hereunto set my hand and seal as GRANTOR. In so doing, I further aver and confirm that I have all rights and authorization necessary to complete this transaction and transfer and do so voluntarily, fully, and without reservation to the aforementioned GRANTEE(S) on the date this instrument bears witness:

Patricia G. Sulser 12/10/20
PATRICIA G. SULSER (GRANTOR) **DATE**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PATRICIA G. SULSER**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 10th day of December, 2020 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

Brandy M. White
NOTARY PUBLIC
My Commission Expires:

BRANDY M WHITE
Notary Public
Alabama State at Large

My Commission Expires
January 19, 2023

Real Estate Sales Validation Form

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

Grantor's Name PATRICIA SULSER
Mailing Address 232 WILLOW VIEW CIRCLE
WILSONVILLE, AL 35186

Grantee's Name JEFFREY + ROBERT SULSER
Mailing Address 195 BARON DRIVE
CHELSEA, AL 35043

Property Address 232 WILLOW VIEW CIR
WILSONVILLE, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 = \$ 143,200

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

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 9-25-24

Print JEFFREY CRAIG SULSER

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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