

This document prepared by:

Dr. Michael A. Shine, JD
Shine's Professional Services,
Firm/Company: LLC
Address: 1275 Center Point Parkway
Address 2: Suite B
City, State, Zip: Birmingham, AL 35215
Phone: 205-533-1707

GBL Trust for George Bascom Long
5604 Northridge Circle
Hoover, AL 35244



20241001000306710 1/4 \$1053.00
Shelby Cnty Judge of Probate, AL
10/01/2024 01:35:16 PM FILED/CERT

QUITCLAIM DEED WITH SURVIVORSHIP RIGHTS
(Individual to Revocable Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George B. Long, an unmarried person**, hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto **George Bascom Long and The GBL Trust** hereinafter "Trustee", the following lands and property, together with all improvements located thereon, lying in the County of Jefferson County, State of Alabama, to-wit:

G.B.L.

10420000502.000
Parcel #: ~~5840-163-01-001~~ also known as GBL Investments Inc Restaurant

Subject to easements and restrictions of record

George Bascom Long is the surviving grantee of that certain deed recorded as Business Type: 5840-
Restaurants-Fast food, Economic Life: 8 Key#: 109630

Property: 2162 Valleydale Road, Hoover, AL 35244

\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously
herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said TRUSTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the TRUSTEES herein) in the event one trustee herein survives the other, the entire interest in fee simple shall pass to the surviving trustee, and if one does not survive the other, then the heir and assigns of the TRUSTEES herein shall take as tenants in common, forever.

Quitclaim Deed

Shelby County, AL 10/01/2024
State of Alabama
Deed Tax: \$1022.00

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 18th day of October 2024

State of Alabama)
County of JEFFERSON)



20241001000306710 2/4 \$1053.00
Shelby Cnty Judge of Probate, AL
10/01/2024 01:35:16 PM FILED/CERT

I, George B. Ly (name and style of officer) hereby certify that GBL Trust 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 this 18th day of October, 2024.


(Seal)

MICHAEL ANTHONY SHINE
Notary Public
Alabama State at Large

Michael A. Shine
Notary Public

Quitclaim Deed


EXHIBIT "A"


20241001000306710 3/4 \$1053.00
Shelby Cnty Judge of Probate, AL
10/01/2024 01:35:16 PM FILED/CERT

Lot 2, according to the Survey of Village on Valleydale at Southlake, as recorded in Map Book 11, page 84, in the Probate Office of Shelby County, Alabama.

Together with rights obtained that constitute an interest in real estate under certain Cross-Parking Easement dated February 10, 1989, recorded in Real Volume 228, Page 590.

SUBJECT TO: i) taxes and assessments for the year 2013, a lien but not yet payable; ii) easements and building lines shown by recorded map; iii) restrictions appearing of record in Shelby Real 153, Page 395, amended in Shelby Real 182, Page 1, in the Probate Office of Shelby, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin; iv) Declaration of Restrictions as recorded in Shelby Real 173, Page 355, in the Probate Office of Shelby County, Alabama; v) Mineral and mining rights and rights incident thereto recorded in Deed Volume 121, Page 294, Deed Volume 127, Page 140, and Deed Volume 111, Page 625 and Deed Volume 4, Page 542, in the Probate Office of Shelby County, Alabama; vi) Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 219, Page 734 and Shelby Real 224, Page 644 in the Probate Office of Shelby County, Alabama; vii) Easement recorded in Shelby Real 228, Page 590 and Shelby Real 173, Page 364 in the Probate Office of Shelby County, Alabama; and viii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.


20121221000488160 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/21/2012 12:07:36 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name George B. Long Grantee's Name William B. Ayerston
Mailing Address 5604 Northridge Lane Mailing Address 1035 McCarty Blvd.
Hoover, AL 35244 Wilmington, NC 28412

Property Address 2162 Valleydale Rd. Date of Sale N/A
Hoover, AL 35244 Total Purchase Price \$



20241001000306710 4/4 \$1053.00
Shelby Cnty Judge of Probate, AL
10/01/2024 01:35:16 PM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$ 1,021,738.00

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 Assessment Value
☐ 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 9/1/2024

Print George B. Long

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1