

TITLE NOT EXAMINED BY PREPARER AT THE REQUEST OF THE PARTIES HEREIN

This instrument was prepared by:

SEND TAX NOTICE TO:

Kristin Waters Sullivan, Esq.
Waters Sullivan, LLC
2 Twentieth Street North
Suite 1350
Birmingham, Alabama 35203

Gordon D. and Carol Strickland
309 Chesser Plantation Lane
Chelsea, Alabama 35043
Phone: (205) 678-0354

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Gordon D. and Carol Strickland**, a married couple, (hereinafter referred to as GRANTORS), hereby releases, quit claims, grants, sells, and conveys to **Gordon D. and Carol Strickland, as Trustees, or their successor or successors in Trust, under The Carol and Gordon Strickland Family Trust**, dated August 19, 2024, and any amendments thereto, (hereinafter referred to as GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Amended Plat of Chesser Plantation, Phase I, Sector I. recorded in Map Book 31, Page 21 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2002-10788 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Address: 309 Chesser Plantation Lane, Chelsea, Alabama 35043

SUBJECT TO: (1) Taxes for the year 2024 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to said GRANTEE forever.

Carol H. Strickland
Carol Strickland
309 Chesser Plantation Lane
Chelsea, Alabama 35043

VERIFICATION

STATE OF ALABAMA
JEFFERSON COUNTY

)
)

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Carol Strickland, whose name is signed to the foregoing conveyance, is known to me and 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 hands and official seal this, the 19 day of August, 2024.

SARA HOWELL LEE
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 29, 2028

Sara Howell Lee
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/29/28

Given under my hand and seal, on this, the 19 day of August, 2024.

Gordon D. Strickland

Gordon D. Strickland
309 Chesser Plantation Lane
Chelsea, Alabama 35043

VERIFICATION

STATE OF ALABAMA
JEFFERSON COUNTY

)
)

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Gordon D. Strickland, whose name is signed to the foregoing conveyance, is known to me and 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 hands and official seal this, the 19 day of August, 2024.

SARA HOWELL LEE
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 29, 2028

Sara Howell Lee
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/29/28

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

Grantor's Name Gordon D. and Carol Strickland
 Mailing Address 309 Chesser Plantation Lane
Chelsea, AL 35043

Grantee's Name The Carol and Gordon Strickland Family Trust
 Mailing Address 309 Chesser Plantation Lane
Chelsea, AL 35043

Property Address 309 Chesser Plantation Lane
Chelsea, AL 35043

Date of Sale 8/19/2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 359,800.00

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 Tax Assessment
☐ 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 10/11/24

Print Cassie Caldwell

☒ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/11/2024 01:42:17 PM
 \$392.00 DANIEL
 20241011000320620

(verified by)

Print Form

Form RT-1



Allen S. Byrd