

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED



20241016000324300 1/3 \$209.50
Shelby Cnty Judge of Probate, AL
10/16/2024 09:15:33 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that BILLY D. MARTIN, a widower, as sole owner in fee simple of the following described real estate, hereinafter called the GRANTOR, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTOR by BILLY MARTIN as Trustee of the BILLY MARTIN REVOCABLE LIVING TRUST dated October 15, 2024 hereinafter called GRANTEE, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said GRANTEE, subject to the provisions hereinafter contained, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

A parcel of land situated in Shelby County, Alabama more particularly described as follows and in the Northeast ¼ of the Southwest ¼ and partly in the Northwest ¼ of the Southwest ¼ of Section 12, Township 22 South, Range 1 West: Beginning at the Southwest corner of the Northeast ¼ of the Southwest ¼ and run East 210 feet; thence North 630 feet; thence West 420 feet; thence South 630 feet; thence East 210 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitation if any of record including those recorded in the instrument on page 44 of book 340 in the office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto the said GRANTEE, in fee simple, FOREVER.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 15th day of October, 2024.

Billy D. Martin
BILLY D. MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY D. MARTIN, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2024.

Shelby County, AL 10/16/2024
State of Alabama
Deed Tax: \$181.50

JOHN A. WENZEL
NOTARY PUBLIC
My Commission Expires

JOHN A. WENZEL
Notary Public, Alabama State at Large
My Commission Expires May 24, 2026

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein.

GRANTOR'S ADDRESS:

PO Box 1614
Columbiana, AL 35051

GRANTEE'S ADDRESS:

PO Box 1614
Columbiana, AL 35051

This instrument was prepared by:

Drew Wenzel
Southern Estate Lawyers, LLC
4505 Pine Tree Circle, Ste. 121
Birmingham, Alabama 35243
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(205) 990-7000



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Real Estate Sales Validation Form

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

Grantor's Name Billy D. Martin
Mailing Address PO Box 1614
Columbiana, AL 35051

Grantee's Name Billy Martin as Trustee of Revocable
Mailing Address PO Box 1614
Columbiana, AL 35051 Living Trust

Property Address 1046 Beaver Creek Rd.
Columbiana, AL 35051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 181,020.00



20241016000324300 3/3 \$209.50
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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 10/15/2024

Print Billy Martin

Sign Billy Martin

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1