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 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 , 2024.

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 00to be , 2024.

Shelby County, AL 10/16/2024

State of Alabama Deed Tax:\$181.50

NOTARY PUBLIC

Notary Public, Alabama State at Large

My Commission Expires May 24, 202

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
dwenzel@cwalawfirm.com
(205) 990-7000



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Real Estate Sales Validation Form

Grantor's Name Mailing Address Property Address Office Offic	This	Document must be filed in accor	dance with Code of Alabama 19	75, Section 40-22-1	
Property Address Columbiana, AL 35051 Date of Sale	į		Grantee's Name	Billy Martin as Trustec of Revoca	
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Form RT-1