

20241018000327320  
10/18/2024 09:03:10 AM  
QCDEED 1/4

This instrument was prepared by:  
James Brandon Cooper, Esq.  
Legacy Legal Services, PC  
P.O. Box 320  
Helena, AL 35080  
(205) 558-5020

Send Tax Notice To:  
James R Matlock  
Ann L Matlock  
2017 Drayton Place  
Birmingham, AL 35242

## QUIT CLAIM DEED

STATE OF ALABAMA            )  
SHELBY COUNTY                )

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

**JAMES R MATLOCK and ANN L MATLOCK,  
Husband and Wife**

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto  
**JAMES ROY MATLOCK and ANN LOUISE MATLOCK, Trustees, or their successors  
in interest, of the MATLOCK FAMILY TRUST dated October 3, 2024, and any  
amendments thereto**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

**See Attachment**

**Property Address: 2017 Drayton Place, Birmingham, AL 35242**

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 3rd day of October, 2024.

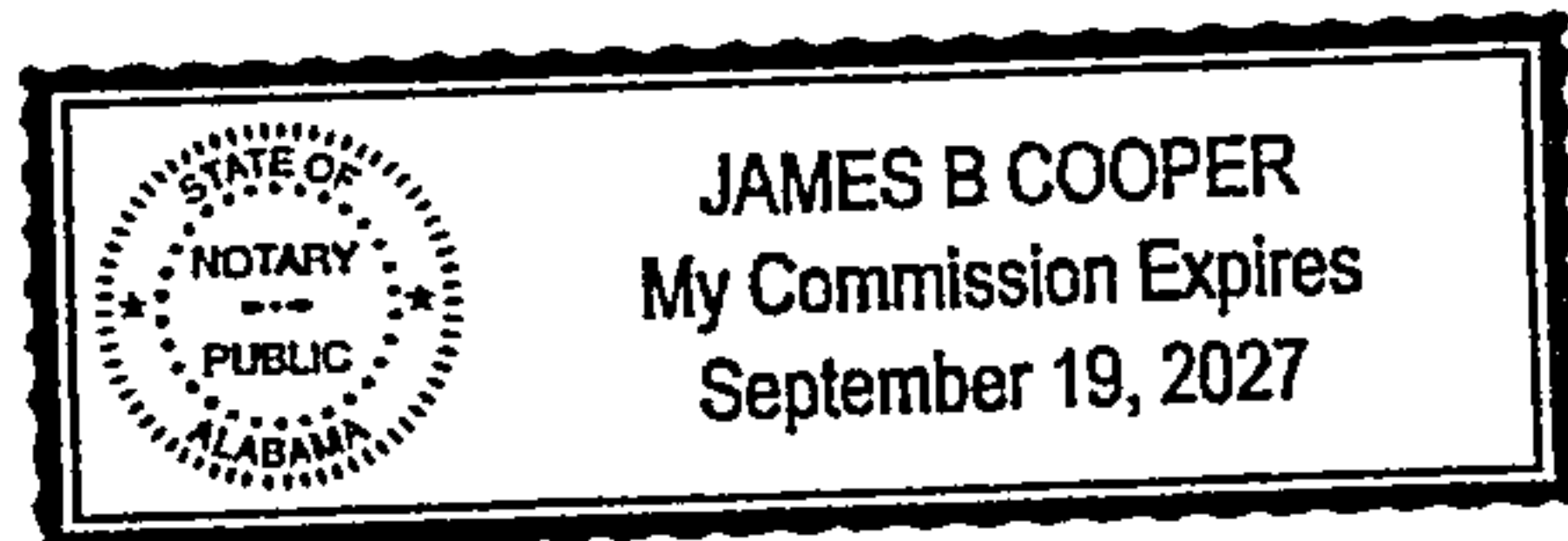
*J R Matlock* (Seal)  
**JAMES R MATLOCK**

*Ann L Matlock* (Seal)  
**ANN L MATLOCK**

STATE OF ALABAMA       )  
 COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby **JAMES R MATLOCK**, a married man and **ANN L MATLOCK**, a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2024.



*James B. Cooper*  
 Notary Public: James Brandon Cooper  
 My Commission Expires: September 19, 2027

**ATTACHMENT A**

Lot 22-77, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument# 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument No. 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

**SUBJECT TO:**

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, including those recorded in Instrument #1999-40620.
4. Easement for Ingress and Egress instrument recorded in Instrument# 1993-15704.
5. Lake Easement Agreement recorded in Instrument #1993-15705.
6. Home Owner's Association recorded in Instrument #9402-3947.
7. Cable Agreement recorded in Instrument # 1997-19422.
8. Conditions, Restrictions and Limitations recorded in Instrument #2004070900038110.
9. Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision as recorded in Instrument #1999-07111 and Amendments in Instrument #1996-17543 and Instrument #1999-31095 and Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II recorded in Instrument #2006060500026386.

Parcel Number: 09-5-16-0-005-044.000

Property Address: 2017 Drayton Place Birmingham, AL 35242



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

Grantor's Name James R Matlock  
 Mailing Address Ann L Matlock  
2017 Drayton Place  
Birmingham, AL 35242

Grantee's Name Matlock Family Trust  
 Mailing Address 2017 Drayton Place  
Birmingham, AL 35242

Property Address 2017 Drayton Place  
Birmingham, AL 35242

Date of Sale 10-3-2024  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 441,664

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/18/2024 09:03:10 AM  
 \$474.00 PAYGE  
 20241018000327320

*Allen S. Byrd*

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 Shelby County Alabama Property Tax Records  
☐ 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 10-3-2024

Print James Roy Matlock

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1