

The legal description set out herein was furnished to preparer by the Grantor herein without the benefit of survey or title search.

This deed prepared by:  
The Law Office of Justin Jenkins  
Justin Jenkins, Esq.  
4000 Eagle Point Corporate Drive  
Birmingham, AL 35242  
(205) 564-2721

Please send tax notice to:  
The Waldon and Gail Mertz Family Trust  
2520 Willowbrook Circle  
Birmingham, AL 35242

1/2 Tax Commissioner's appraised value is \$216,340



20241018000328040 1/4 \$252.50  
Shelby Cnty Judge of Probate, AL  
10/18/2024 01:35:11 PM FILED/CERT

**QUITCLAIM DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, in hand paid to the undersigned WALDON R. MERTZ a/k/a WALDON ROY MERTZ, WALDON MERTZ, and WALLY MERTZ, a married man, and joined herein by his wife GAIL MERTZ a/k/a GAIL DIANE MERTZ (hereinafter referred to as "Grantors") by WALDON MERTZ and GAIL MERTZ, as co-Trustees of THE WALDON AND GAIL MERTZ FAMILY TRUST, dated October 17, 2024 (hereinafter referred to as "Grantee"), Grantors do, by these presents, quitclaim and convey unto Grantee the following described real estate situated in Shelby County, Alabama, which is the homestead of said co-Trustees WALDON MERTZ and GAIL MERTZ:

**See Exhibit A**

Property address: 2520 Willowbrook Circle, Birmingham, AL 35242

Subject to

1. ad valorem taxes due;
2. any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD same unto Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures on this the 17th day of October, 2024.

Waldon R. Mertz  
WALDON R. MERTZ

Gail Mertz  
GAIL MERTZ

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that WALDON R. MERTZ and GAIL MERTZ, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they have executed the same voluntarily.

Given under my hand this the 17th day of October, 2024.



*Maleah Barton*  
Notary Public  
My commission expires: 5/30/2027



**EXHIBIT A**

**LOT 52, ACCORDING TO THE SURVEY OF WILLOWBROOK, AS RECORDED IN MAP BOOK 11, PAGE 48 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ABALAMA.**

**also described as:**

**PARCEL ID: 10 5 15 0 005 052.000**

Real Estate Sales Validation

20241018000328040 4/4 \$252.50  
Shelby Cnty Judge of Probate, AL  
10/18/2024 01:35:11 PM FILED/CERT

This Document must be filed in accordance with Code of.

Grantor's Name Waldon R. Mertz and Gail Mertz  
Mailing Address 2520 Willowbrook Circle  
Birmingham, AL 35242

Grantee's Name The Waldon & Gail Mertz Family Trust  
Mailing Address 2520 Willowbrook Circle  
Birmingham, AL 35242

Property Address 2520 Willowbrook Circle  
Birmingham, AL 35242

Date of Sale October 17, 2024

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 216,340 (1/2 appraised value)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/18/2024 01:35:11 PM  
\$252.50 DANIEL  
20241018000328040

*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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Commissioner's record

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 October 17, 2024

Print Justin Jenkins

☒ Unattested

(verified by)

Sign Justin Jenkins  
(Grantor/Grantee/Owner/Agent) circle one