



20241107000347360 1/2 \$322.00
Shelby Cnty Judge of Probate, AL
11/07/2024 09:48:35 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One and no/100 Dollars (\$1.00), to the undersigned grantor, **Charlotte Meads Russell**, a married woman (herein **GRANTOR**), in hand paid by the grantee herein, the receipt of which is hereby acknowledged by said **GRANTOR**, **GRANTOR** does hereby quit claim, and convey unto grantee, **Charlotte's Trust**, any and all of **GRANTOR**'s interest in or to the following described real estate situated in Shelby County, State of Alabama, including all rights in and to any and all minerals in, on and under said property, the property being described as follows:

Lot 35, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

1170 Berwick Road
Birmingham, Alabama 35242

Parcel No. 03-9-32-0-003-035

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

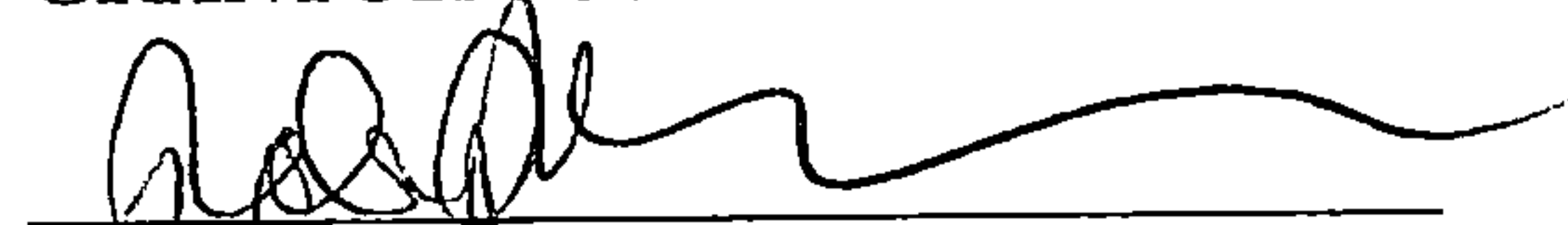
NO TITLE OPINION PREPARED NO SURVEY CONDUCTED

IN WITNESS WHEREOF, the said **GRANTOR** hereto and **GRANTOR**'s **SPOUSE** set their signatures, this 6th Day of November, 2024.

GRANTOR:


Charlotte Meads Russell

GRANTOR's SPOUSE:


Robert Russell

THIS INSTRUMENT PREPARED BY:

Neil Halvorson
Attorney at Law
3221 Starlake Dr.
Hoover, AL 35226

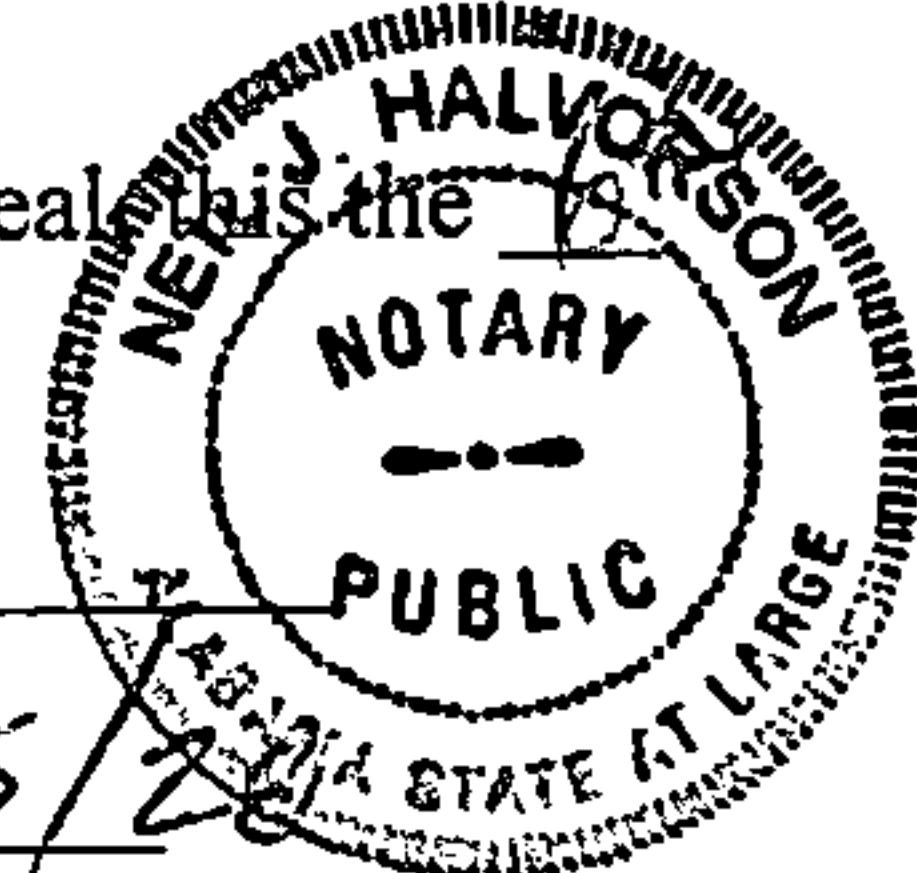
ACKNOWLEDGEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, a Notary Public in and for the State of Alabama at Large, in said State and County, hereby certify that the foregoing instrument was executed by Charlotte Meads Russell and Robert Russell, known to me to be the persons who signed the foregoing conveyance and acknowledged the same before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily for and as their free act and deed.

Given under my hand and official seal this the 6th day of November, 2024.

Notary Public
My Commission Expires 4/25/26



Shelby County, AL 11/07/2024
State of Alabama
Deed Tax: \$297.00

Real Estate Sales Validation Form

20241107000347360 2/2 \$322.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charlotte Meads Russell
Mailing Address 4637 Lakeridge Dr
Birmingham AL
35244

Grantee's Name Charlotte's Trust
Mailing Address 4637 Lakeridge Dr
Birmingham AL
35244

Property Address 1170 Berwick Rd
Birmingham AL
35242

Date of Sale 11/6/2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 296,700

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 Assessment

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 11/6/24

Print Charlotte Meads Russell

Sign Charlotte Meads Russell
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)