

STATE OF ALABAMA )

COUNTY OF Shelby )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT WALT JEFFERSON BEDSOLE and MEGAN CARRA CANANT, also known as MEGAN CANANT BEDSOLE (herein, "Grantor"), whose address is 436 Sunset Lake Circle, Chelsea, AL 35043, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to WALT JEFFERSON BEDSOLE and MEGAN CANANT BEDSOLE, TRUSTEES, or any successors in trust, under the WMB LIVING TRUST, dated October 23, 2024 and any amendments thereto (herein, "Grantee"), whose address is 436 Sunset Lake Circle, Chelsea, AL 35043, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

SOURCE OF TITLE: Instrument Number 20220127000038540

PROPERTY ID: 15 3 07 0 000 057.000

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Baldwin County, Alabama.

This property is the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this day of October 23, 2024.

GRANTOR:

WJBA (SEAL)  
WALT JEFFERSON BEDSOLE

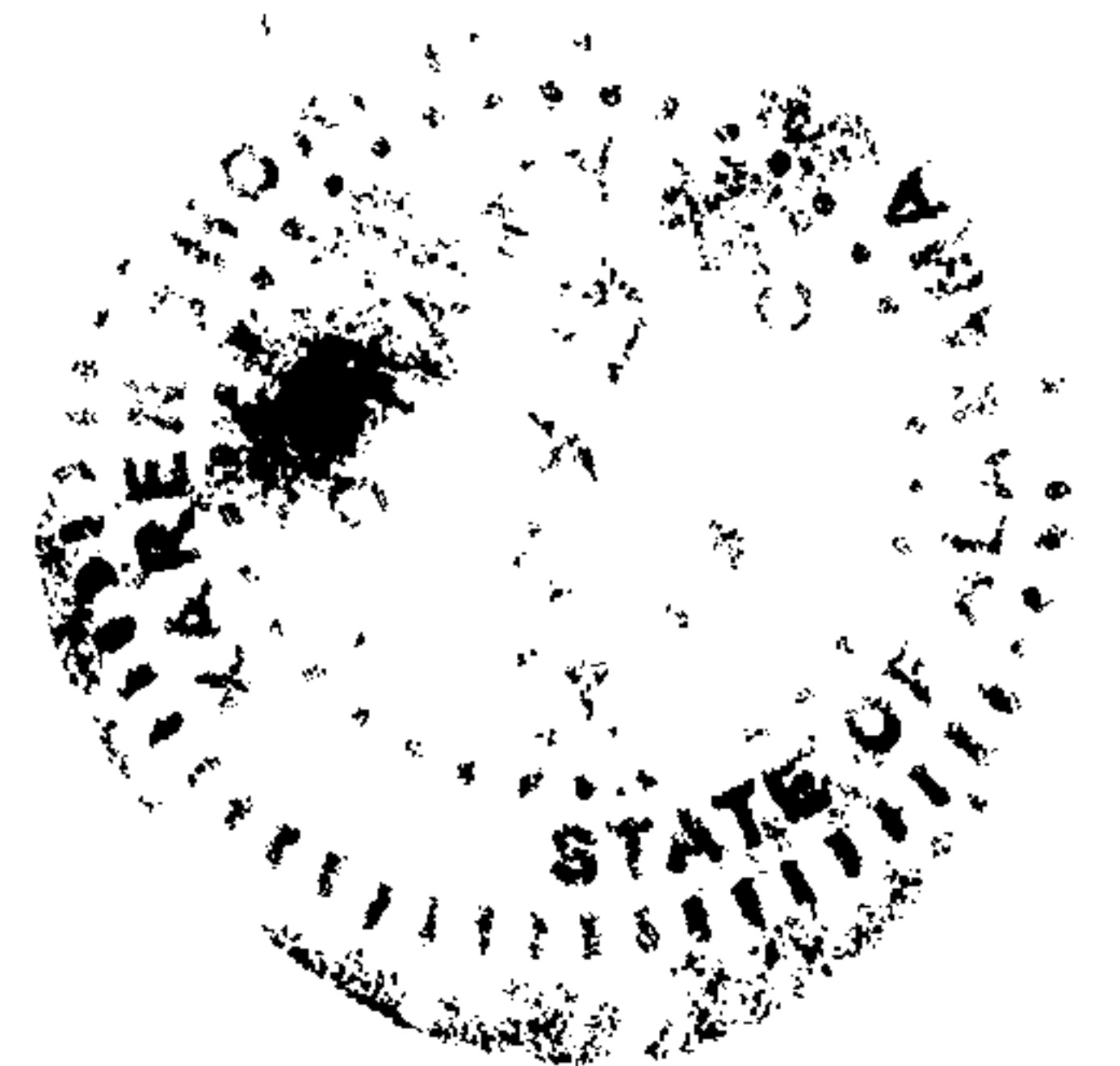
STATE OF ALABAMA  
COUNTY OF Tuscaloosa

I, Karen Thornton, the undersigned Notary Public in and for said State and County, hereby certify that WALT JEFFERSON BEDSOLE, a married man, 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 conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of October, 2024.

[Affix Notary Seal]

Karen Thornton  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 8/13/25



GRANTOR:

Megan Carra Canant (SEAL)  
MEGAN CARRA CANANT

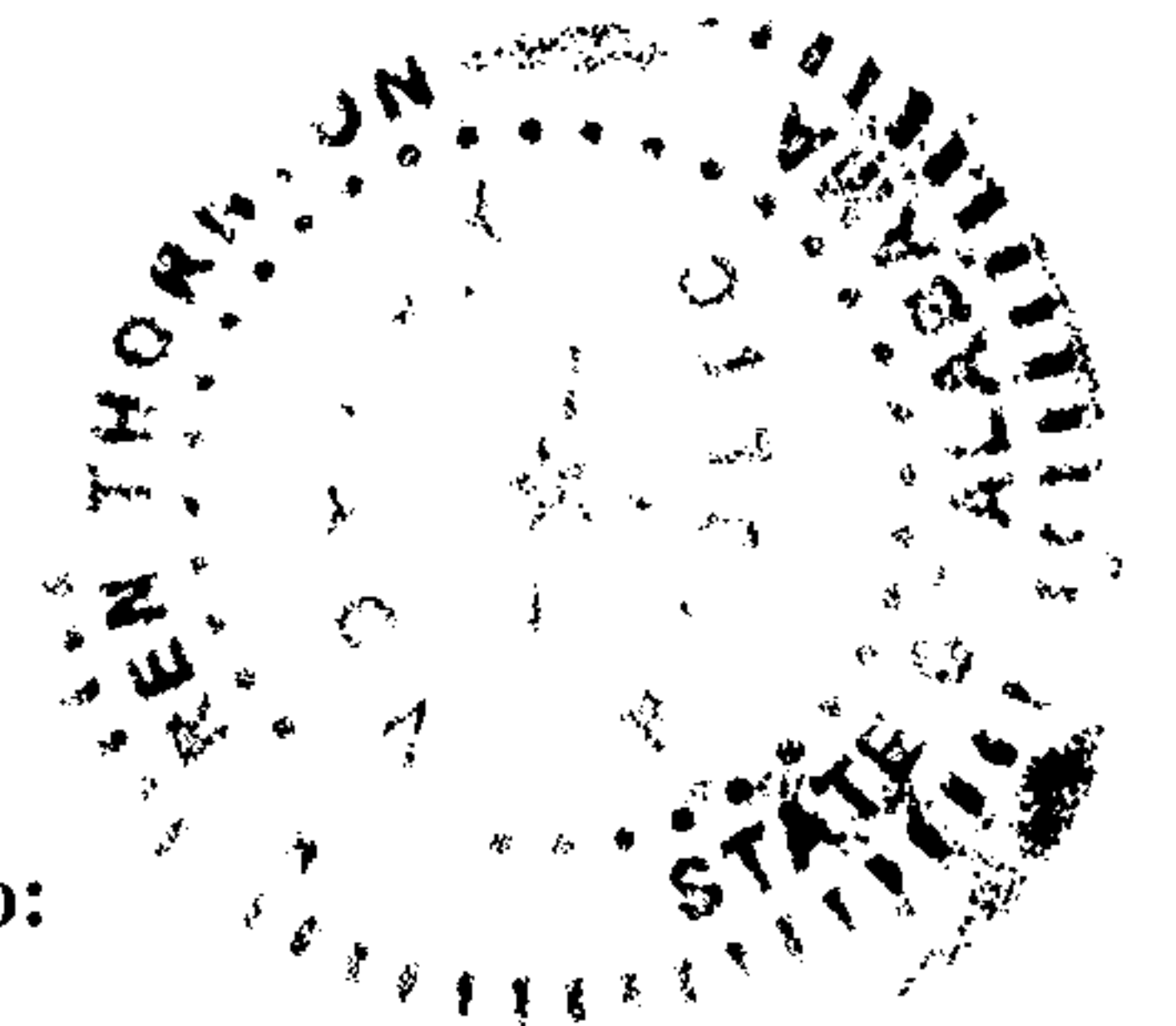
STATE OF ALABAMA  
COUNTY OF Tuscaloosa

I, Karen Thornton, the undersigned Notary Public in and for said State and County, hereby certify that MEGAN CARRA CANANT, a married woman, 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 conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of October, 2024.

[Affix Notary Seal]

Karen Thornton  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 8/13/24



This instrument was prepared by:

STACEY BOND  
EVANS & DAVIS  
211 N. BROADWAY  
EDMOND, OK 73034

When recorded, please mail to:

STACEY BOND  
EVANS & DAVIS  
211 N. BROADWAY  
EDMOND, OK 73034

The Grantee's address is:

WALT JEFFERSON BEDSOLE, TRUSTEE  
MEGAN CANANT BEDSOLE, TRUSTEE  
236 SUNSET LAKE CIRCLE  
CHELSEA, ALABAMA 35043

**EXHIBIT A**

[Legal Description]

The real property situated in the County of Shelby, State of Alabama, and more particularly described as:

Lot 23, according to the Final Plat of Sunset Lake, Phase 5, as recorded in Map Book 35, Page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

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

Grantor's Name Walt Jefferson Bedsole  
 Mailing Address Megan Carra Canant  
436 Sunset Lake Circle  
Chelsea, AL 35043

Grantee's Name WMB Living Trust  
 Mailing Address   
436 Sunset Lake Circle  
Chelsea, AL 35043

Property Address 436 Sunset Lake Circle  
Chelsea, AL 35043

Date of Sale   
 Total Purchase Price \$   
 or  
 Actual Value \$   
 or  
 Assessor's Market Value \$ 349,600.00

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 Assessor  
☐ 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.

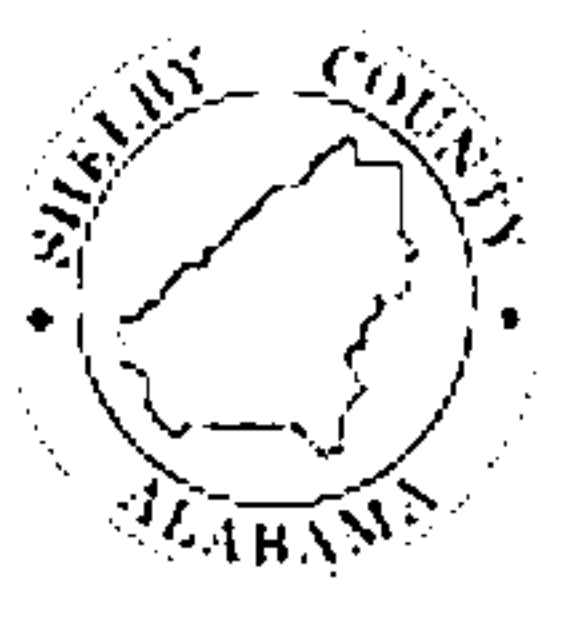
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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  Print



Filed and Recorded  
 Official Public Records  
 attested Shelby County Alabama, County  
 Clerk  
 (verified by)  
 Shelby County, AL  
 12/06/2024 10:11:01 AM  
 \$386.00 JOANN  
 20241206000375930

Sign: 

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**