



20241209000377550 1/3 \$357.00
Shelby Cnty Judge of Probate, AL
12/09/2024 10:12:36 AM FILED/CERT

This instrument was prepared by:
D. Wade Ramsey, Esq.
Ramsey & Associates, L.L.C.
P.O. Box 382012
Birmingham, Alabama 35238-2012

Send Tax Notice To:
Larry E. Borders
1147 Barkley Lane
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and 00/100-----(\$100.00) Dollars to the undersigned Grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Larry E. Borders**, a married man, next of kin and sole surviving child of **Jean L. Barnes**, who passed away on August 23, 2024 in Shelby, Alabama, death certificate number 101-2024-37661, (hereinafter referred to as GRANTOR(S)), do grant, bargain, sell and convey unto **Larry E. Borders**, a ten (10%) percent divided interest, **Richard L. Borders, Jr.**, a forty-five (45%) percent divided interest, and **Richard Colton Borders**, a forty-five (45%) percent divided interest, (hereinafter referred to as GRANTEE(S)), in fee simple as tenants in common, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 4, in Block 6, Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5, on Page 83, in the Probate Office of Shelby County, Alabama.

Deed References: Instrument #:20041027000593010, Page 1

Tax ID #: 13-1-11-4-001-039.00

NO TITLE OPINION GIVEN NOR SURVEY EXAMINED BY PREPARER.

SUBJECT PROPERTY IS "NOT" THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

SUBJECT TO:


1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Restrictions, building lines, easements, agreements, right of ways, mineral and mining rights, covenants running with the land, and any mortgages et al, as the same are filed of record.

Shelby County, AL 12/09/2024
State of Alabama
Deed Tax:\$328.00



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TO HAVE AND TO HOLD to the said GRANTEE(S), his, her, or their heirs and assigns forever.

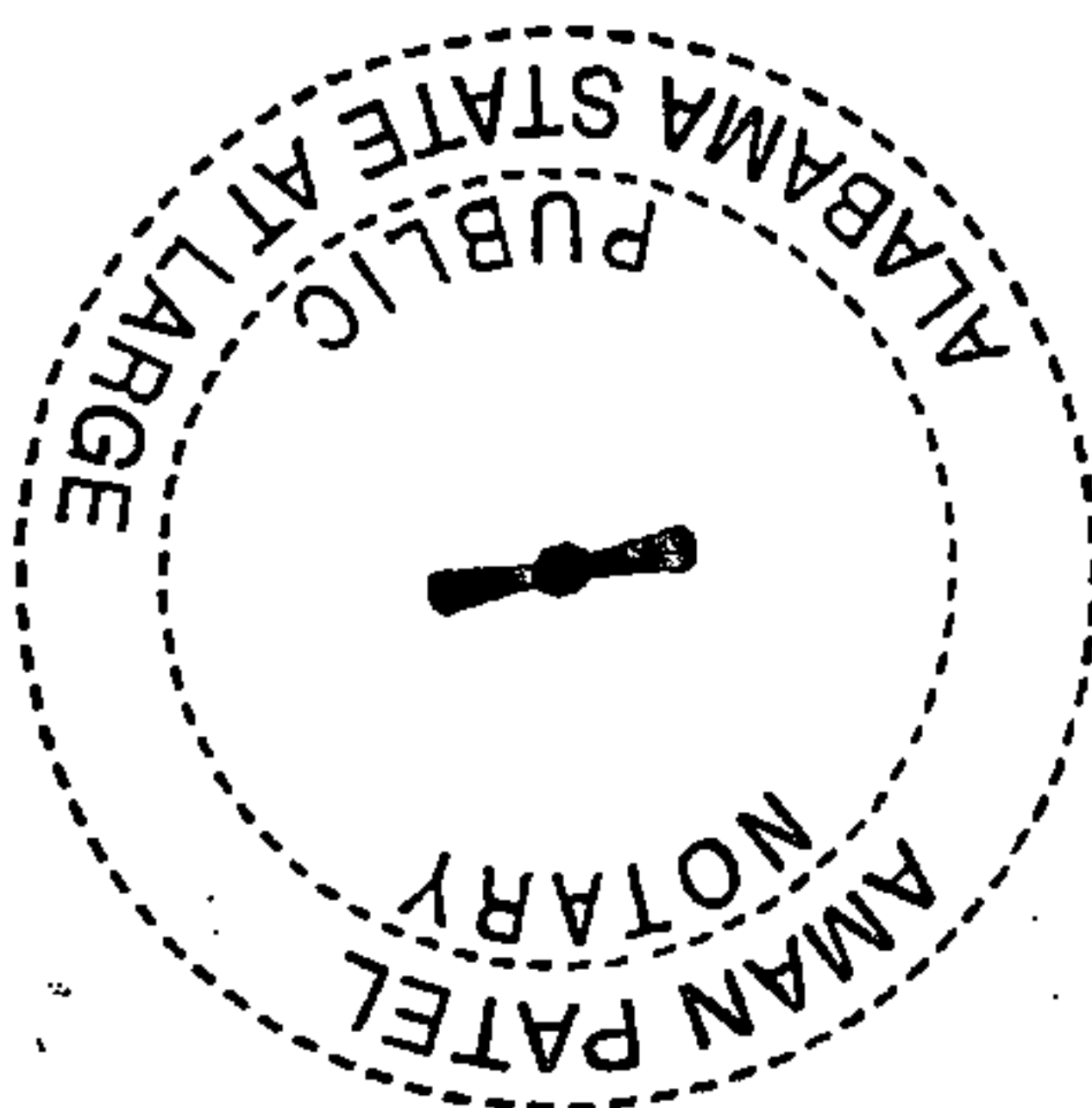
 IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 5th day of DECEMBER, 2024.

Larry E. Borders, Grantor

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry E. Borders, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of DECEMBER, 2024.



Notary Public

My Commission Expires: 04/23/26

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry E. Borders
Mailing Address 1147 Barkley Lane
Birmingham, AL 35242

Grantee's Name Larry E. Borders, Richard L. Borders, Jr., &
Mailing Address Richard Colton Borders
545 Overhill Dr.
Pelham, AL 35124

Property Address 545 Overhill Dr.
Pelham, AL 35124

Date of Sale DEC. 9, 2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 327,900.00

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 Shelby. Co. Tax Ass'r Value
☐ 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

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 DEC. 9, 2024

Print Larry E. Borders, Grantor

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1