

STATE OF ALABAMA

SHELBY COUNTY

QUITCLAIM DEED



20241226000393130 1/3 \$169.50
Shelby Cnty Judge of Probate, AL
12/26/2024 12:49:02 PM FILED/CERT

THIS INDENTURE, made and entered into on this the 5th day of December, 2024, by and between Jeffery Craig Sulser, a married man, herein referred to as "Grantor" (whether one or more), does hereby remise, release, quitclaim, grant, sell and convey all right, title, interest and claim unto Jeffrey Craig Sulser and Maria M. Sulser, Trustees of the Jeffrey and Maria Sulser Living Trust, dated October 31, 2024, herein referred to as "Grantee" (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has remised, released, quitclaimed, granted, and sold and conveyed unto the Grantee, the following described real property located in Shelby County, to-wit:

Lot 233, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B, & C, in the Probate Office of Shelby County, Alabama.
Subject to mineral and mining rights if not owned by Grantor.
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or otherwise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the Grantee his/her heirs and assigns, in fee simple.

Shelby County, AL 12/26/2024
State of Alabama
Deed Tax: \$143.50

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 5 day of

December, 2024.


Jeffery Craig Sulser

STATE OF ALABAMA
COUNTY OF JEFFERSON

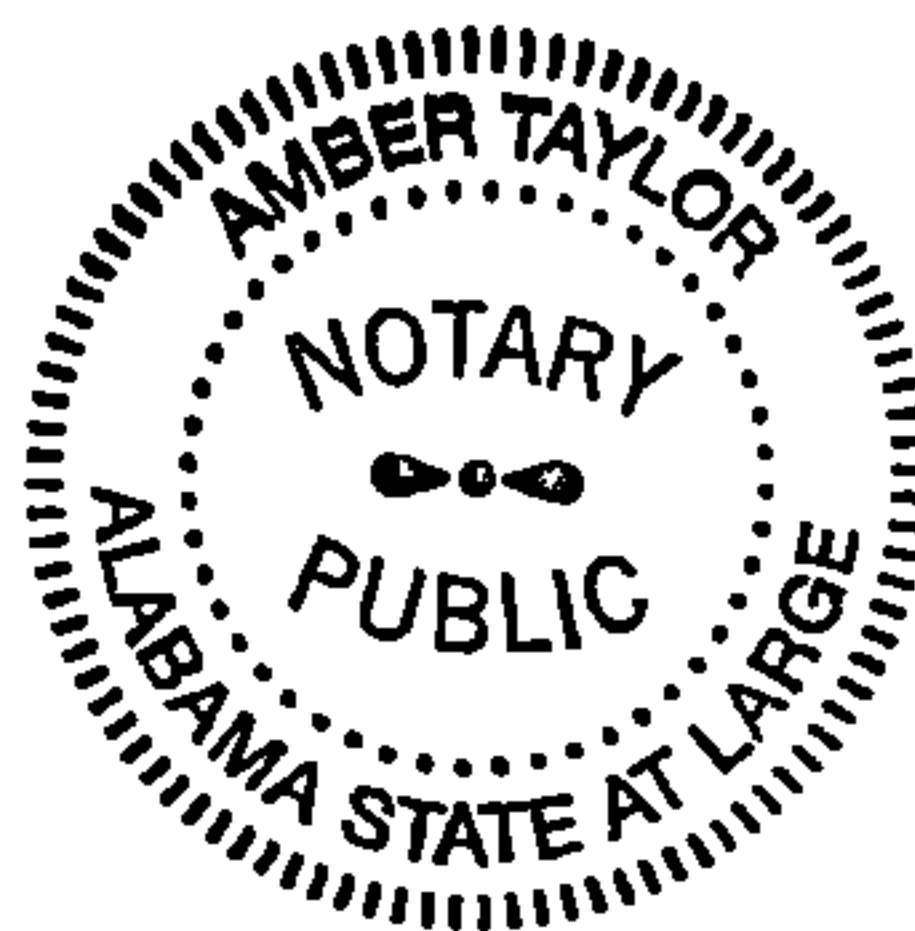
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Jeffery Craig Sulser**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5 day of December, 2024.

[SEAL]


NOTARY PUBLIC

Grantee's Mailing Address
195 Baron Drive
Chelsea, Alabama 35043



MY COMMISSION EXPIRES
MAY 10, 2027

DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey Sulser and
Mailing Address MARIA M. SULSER
195 BARN DRIVE
CHOCOLA, AL 35043

Grantee's Name JEFFREY CRAIG SULSER AND
Mailing Address MARIA M. SULSER TRUSTEES
OF THE JEFFREY AND MARIA
SULSER LIVING TRUST
DATED OCT. 31, 2024

Property Address 232 WILLOW VIEW CIR
WILSONVILLE, AL 35186

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 143,200 1/2



20241226000393130 3/3 \$169.50
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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 _____

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 12-26-24

Print JEFFREY CRAIG SULSER

Unattested

(verified by)

Sign

Jeffrey Craig Sulser

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1