

202501080000008860 1/4 \$127.50 Shelby Cnty Judge of Probate, AL 01/08/2025 11:42:14 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:)	Send tax notice to:
Jack T. Carney)	
Carney Law, LLC)	Mark and Barbara Boston, Trustees
PO Box 43647)	307 Wynlake Drive
Birmingham, Alabama 35243)	Alabaster, Alabama 35007
(205) 802-0696)	
)	
)	
STATE OF ALABAMA)	
SHELBY COUNTY	,)	

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mark Boston and Barbara Boston, husband and wife, hereinafter referred to as "Grantors," do hereby remise, release, quit claim, grant, sell, and convey unto, Mark Andrew Boston and Barbara Ann Boston, as Trustees of the Boston Family Management Trust dated December 19, 2024, hereinafter referred to as "Grantee," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 173, according to the Resurvey of Wynlake Phase 4B, as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama.

Said property having the address of 307 Wynlake Drive, Alabaster, AL 35007.

Subject to:

- 1. 2025 ad valorem taxes not yet due and payable.
- 2. Existing easements, restrictions, set back lines, rights of way, limitations of any record.
- 3. Amended and Restated Declaration of Protective Covenants for Wynlake Subdivision as recorded in Instrument 20220513000197380 in the Office of the Judge of Probate for Shelby County, Alabama.



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Mark Boston STATE OF ALABAMA ACKNOWLEDGMENT COUNTY OF Alabama ____, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Mark Boston, 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 conveyance, he voluntarily executed the same on the day the same bears date. Given under my hand this 7th day of ______, 2025. Name of Notary Public My Commission expires: Aug 29, 2028

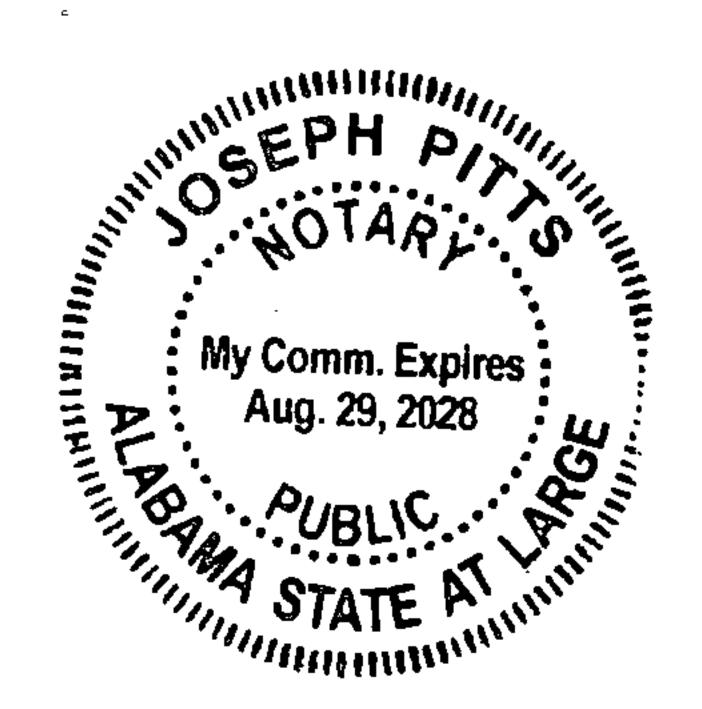


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Barbara Boston (SEAL)

Name of Notary Public

My Commission expires: Aug 79 2020



Real Estate Sales Validation Form

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

Grantor's Name	Mark and Barbara Boston		Grantee's Name Mark and Barbara Boston, Trustees			
Mailing Address 307 Wynlake Dr Alabaster, AL 35007	307 Wynlake Dr		Mailing Address	307 Wynlake Dr		
	Alabaster, AL 35007	Alabaster, AL 35007				
	······································					
Property Address	307 Wynlake Dr		Date of Sale	€		
	Alabaster, AL 35007	Tota	d Purchase Price	• <u>\$</u>		
			or			
		Actua	al Value	\$		
		Assesso	or or's Market Value	e \$ 95,500.00		
evidence: (check of Bill of Sale Sales Contract Closing State	ne) (Recordation of documents) (Recordation of documents)	on this form caumentary evidence Appr	n be verified in tence is not requialsal	the following documentary		
•	this form is not required.			equirou il normation roloronou		
		Instruction	S			
	d mailing address - provider current mailing address	le the name of		ersons conveying interest		
Grantee's name ar to property is being	nd mailing address - provid g conveyed.	de the name o	f the person or p	persons to whom interest		
Property address -	the physical address of the	ne property be	ing conveyed, if	available.		
Date of Sale - the	date on which interest to t	he property wa	as conveyed.			
•	ce - the total amount paid the instrument offered fo	•	se of the proper	ty, both real and personal,		
conveyed by the in		d. This may b	•	y, both real and personal, being an appraisal conducted by a		
excluding current usersponsibility of variations	ded and the value must be use valuation, of the property luing property for property of Alabama 1975 § 40-22-	rty as determi tax purposes	ned by the local			
accurate. I further		statements cla	aimed on this for	ed in this document is true and may result in the imposition		
Date	2 <i>5</i>	Print	MARK	A 30570N		
Unattested		Cian	Mrs 1			
Onallesieu	(verified by)	Sign		ee/Owner/Agent) circle one		

Form RT-1

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