

This Document Prepared By:

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After Recording Send Tax Notice To:

Gordon D. Strickland, et al
309 Chesser Plantation Lane
Chelsea, AL 35043

Assessor's Parcel Number: 09 8 27 0 002 019.000

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gordon D. Strickland and Carol Strickland, husband and wife, as joint tenants with right of survivorship, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Gordon D. Strickland and Carol Strickland, as Trustees, or their successor or successors in Trust, under The Carol and Gordon Strickland Family Trust, dated August 19, 2024, and any amendments thereto, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 309 Chesser Plantation Lane, Chelsea, AL 35043

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor




PRO 74517771 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated 1-27-2025 between Gordon D. Strickland and Carol Strickland, husband and wife, as joint tenants with right of survivorship, as Seller(s) and Gordon D. Strickland and Carol Strickland, as Trustees, or their successor or successors in Trust, under The Carol and Gordon Strickland Family Trust, dated August 19, 2024, and any amendments thereto, as Purchaser(s).)

IN WITNESS WHEREOF, Gordon D. Strickland and Carol Strickland, have hereunto set my (our) hand(s) and seal(s), this 27 day of January, 2025.


Gordon D. Strickland


Carol Strickland

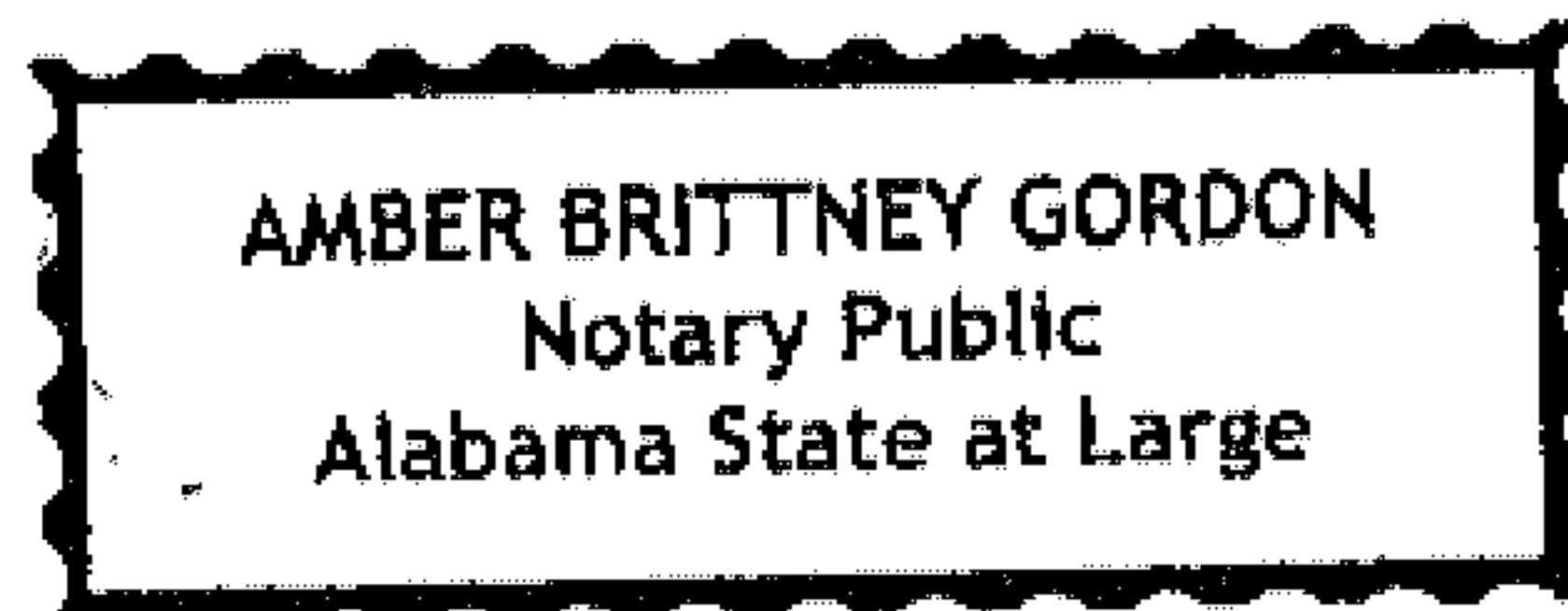
General Acknowledgement

STATE OF ALABAMA)
COUNTY OF SHELBY) ss

I, AMBER BRITTNEY GORDON a Notary Public in and for said County, in said State, hereby certify that Gordon D. Strickland and Carol Strickland, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 27TH day of JANUARY, 2025.



My Commission Expires
October 3, 2028


NOTARY PUBLIC
My Commission Expires: 10/03/2028



PRO 74517771 QC101 01 0203

Poor Quality

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 09 8 27 0 002 019.000

Land situated in the County of Shelby in the State of AL

LOT 19, ACCORDING TO THE AMENDED PLAT OF CHESSEY PLANTATION, PHASE I, SECTOR I, RECORDED IN MAP BOOK 31, PAGE 21 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE CHESSEY PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #2002-10788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

"SOURCE OF TITLE: DEED INSTRUMENT NUMBER 20241011000320620."

Commonly known as: 309 Chessy Plantation Lane, Chelsea, AL 35043-8181

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

At Source of Title Ref.: Deed: Recorded _____; Book _____, Page _____, Doc. No. _____



PRO 74517771 QC101 01 0303

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

Grantor's Name Gordon D. Strickland and*
 Mailing Address 309 Chesser Plantation Lane
Chelsea, AL 35043
*Carol Strickland

Grantee's Name The Carol and Gordon *
 Mailing Address 309 Chesser Plantation Lane
Chelsea, AL 35043
*Strickland Family Trust

Property Address 309 Chesser Plantation Lane
Chelsea, AL 35043

Date of Sale 1-27-25
 Total Purchase Price \$ _____

or
 Actual Value \$ 375,500.00

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2025 09:23:06 AM
 \$407.50 PAYGE
 20250203000031960

Ann S. Byrd

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 1-27-2025

Print Gordon D. Strickland

Unattested

Sign *Gordon D. Strickland*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Form RT-1