

This instrument was prepared by:  
James Brandon Cooper, Esq.  
Legacy Legal Services, PC  
P.O. Box 320  
Helena, AL 35080  
(205) 558-5020

Send Tax Notice To:  
Warren Bruce McClanahan  
Jane C McClanahan  
755 East Boundary Street  
Montevallo, AL 35115

## QUIT CLAIM DEED

STATE OF ALABAMA       )  
SHELBY COUNTY        )

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

**WARREN BRUCE MCCLANAHAN and JANE C MCCLANAHAN, Husband and Wife**

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**Warren Bruce McClanahan and Jane C McClanahan, Trustees, or their successors in interest, of the Bruce and Jane McClanahan Irrevocable Trust dated January 15, 2025, and any amendments thereto.**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

**"See Attachment A"**

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 15 day of January, 2025.

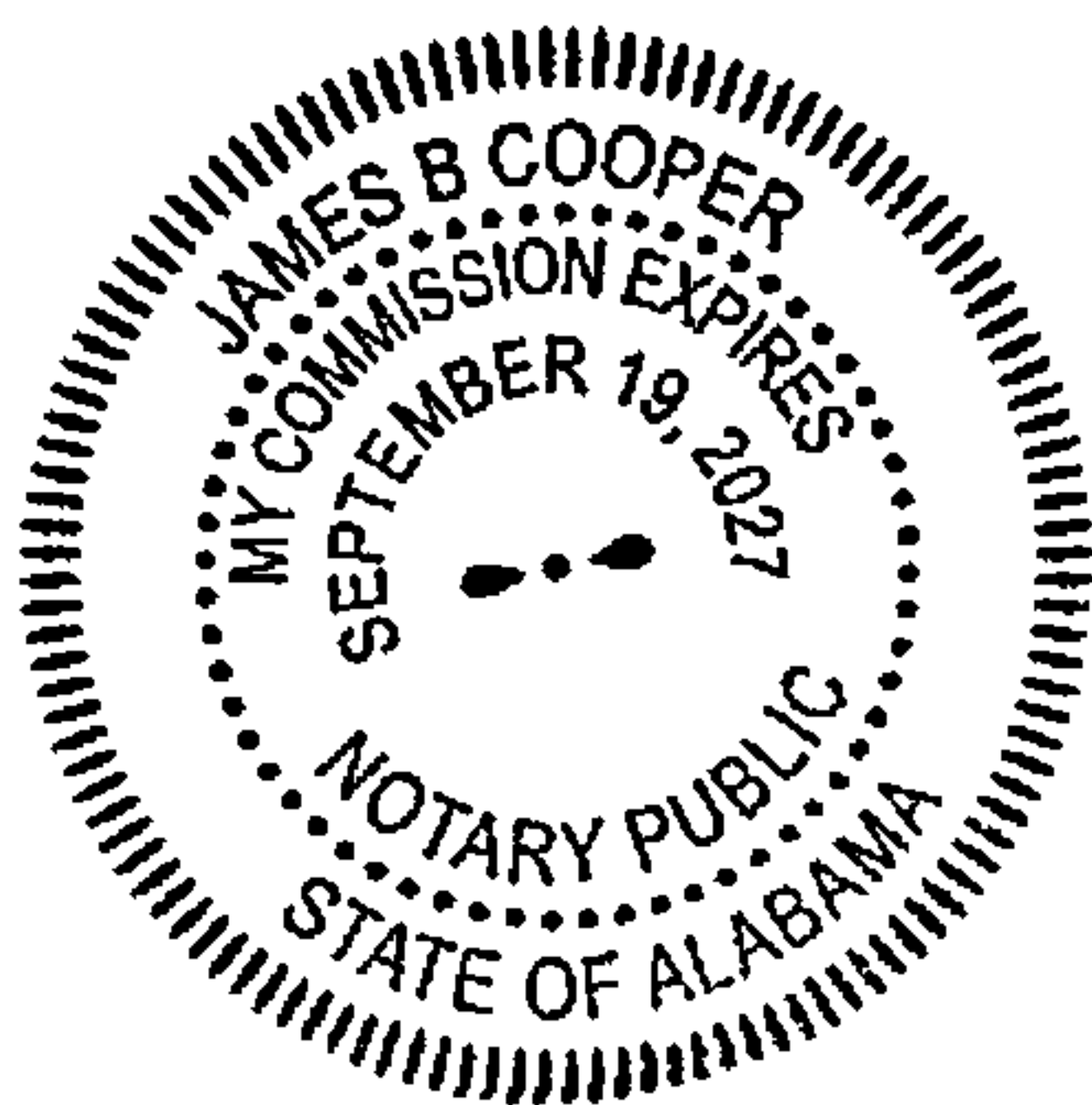
Warren Bruce McClanahan (Seal)  
**WARREN BRUCE MCCLANAHAN**

Jane C McClanahan (Seal)  
**JANE C MCCLANAHAN**

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby **WARREN BRUCE MCCLANAHAN**, a married man and **JANE C MCCLANAHAN**, a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January, 2025.



James B Cooper  
Notary Public: James Brandon Cooper  
My Commission Expires: September 19, 2027

**ATTACHMENT A**

A part of Lots 20 and 21 according to the Original Plan of the town of Montevallo more particularly described as follows; Beginning at a point on the northwest margin of Main Street, which point is 73 feet southwest of the easternmost corner of Lot 21 according to said Original Plan and run thence in a northwest direction and parallel with Middle Street 150.00 feet; thence southwest and parallel to Main Street 2.05 feet; thence northwest and parallel with Middle Street 150.0 feet to the easterly line of Valley Street; thence southwest along said Valley Street a distance of 25.0 feet; thence southeast and parallel with Middle Street a distance of 50.0 feet; thence southwest and parallel with Valley Street a distance of 6.78 feet; thence southeast and parallel with Middle Street a distance of 20.9 feet; thence southwest and parallel with Valley Street a distance of 24.0 feet; thence northwest and parallel with Middle Street 20.9 feet; thence southwest and parallel with Valley Street 10.0 feet; thence southeast and parallel with Middle Street 49.75 feet; thence northeast and parallel with Valley Street a distance of 20.0 feet; thence southeast and parallel with Middle Street 199.01 feet to the northwest line of Main Street; thence run in a northeast direction along said Main Street a distance of 43.0 feet to the point of beginning.

**SUBJECT TO:**

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.

Parcel Number: 27-8-28-2-001-015.000

Property Address: 755 East Boundary Street, Montevallo, AL 35115

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

Grantor's Name Warren Bruce McClanahan  
 Mailing Address Jane C McClanahan  
755 East Boundary Street  
Montevallo, AL 35115

Grantee's Name Bruce and Jane McClanahan  
 Mailing Address Irrevocable Trust  
755 East Boundary Street  
Montevallo, AL 35115

Property Address 755 East Boundary Street  
Montevallo, AL 35115  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 1-15-25  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 100,000

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 Citizen Access Portal  
☐ 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 1-15-25

Print \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Attested \_\_\_\_\_  
 Clerk of Probate, Shelby County Alabama, County  
 (verified by)  
 Shelby County, AL  
 05/15/2025 02:39:50 PM  
 \$132.00 JOANN  
 20250515000148840

Sign \_\_\_\_\_

Warren Bruce McClanahan  
 (Grantor/Grantee/Owner/Agent) circle one

Ann S. Byrd

**Form RT-1**