

After recording return to:

Prepared by: Marc J. Dearth, Esq.
3460 Preston Ridge Road
Suite 150
Alpharetta, GA 30005

By: 

STATE OF ALABAMA
COUNTY OF SHELBY
PARCEL ID: 10 4 17 0 001 013.083

QUITCLAIM DEED

THIS INDENTURE is made as of the 23rd day of May, 2025, by and between CONNIE LYNN JOHNSON CARY (hereinafter referred to as the "Grantor"), and WILLIAM E. CARY, JR and CONNIE LYNN JOHNSON CARY, as joint tenants with rights of survivorship (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits.)

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid at and before the sealing and delivery of these presents (the receipt, adequacy, and sufficiency of which are hereby acknowledged), has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim, or demand, which the Grantor has or may have had, in the following described land situated in Shelby County, Alabama with a market value of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER with all rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining (hereinafter referred to as the "Property"), subject to all easements, rights of way, encumbrances, liens, plats, leases, agreements, covenants, restrictions and all other matters of record, if any, all matters that would be disclosed by an accurate, currently dated survey of the Property, zoning ordinances and restrictions, and ad valorem real property taxes accruing subsequent to date of transfer (hereinafter collectively referenced to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD, said interest in the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE, subject to the Permitted Encumbrances.

[SIGNATURES BEGIN ON THE NEXT PAGE]

IN WITNESS WHEREOF, said Grantor has signed and sealed this Quitclaim Deed as of the day and year first above written.

Signed, sealed, and delivered in
the presence of:

GRANTOR

Billie L. Hume
WITNESS

Connie Lynn Johnson Cary
CONNIE LYNN JOHNSON CARY

STATE OF Alabama
COUNTY OF Shelby

I, Adam W. Holmes, a Notary Public, DO HEREBY CERTIFY that CONNIE LYNN JOHNSON CARY is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and signed, sealed, and delivered said instrument as their free and voluntary act.

GIVEN under my hand and notarial seal this 23rd day of May, 2025.

Adam W. Holmes
Notary Public

My commission expires 05-23-2026



EXHIBIT A
LEGAL DESCRIPTION

Lot 76, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Grantor's Name	<u>Connie Lynn Johnson Cary</u>	Grantee's Name	<u>William E. Cary, Jr. and Connie Lynn Johnson Cary</u>
Mailing Address	<u>3460 Preston Ridge Road</u>	Mailing Address	<u>3460 Preston Ridge Road</u>
	<u>Suite 150</u>		<u>Suite 150</u>
	<u>Alpharetta, GA 30005</u>		<u>Alpharetta, GA 30005</u>
Property Address	<u>2117 Southwinds Cir</u>	Date of Sale	<u> </u>
	<u>Birmingham, Alabama 35244</u>	Total Purchase Price	<u>\$ </u>
	<u> </u>	or	<u> </u>
	<u> </u>	Actual Value	<u>\$ </u>
		or	<u> </u>
		Assessor's Market Value	<u>\$ 135,000.00</u>

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
☐ 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 5/23/2025

Print Marc J. Dearth - Attorney-In-Fact

 Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2025 09:55:26 AM
\$169.00 PAYGE
20250604000170300

Allen S. Bayl