

Property Address: 485 Bent Tree Acres, Birmingham, AL 35242

## QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **Cecil L. Cox and Renee B. Cox, a married couple**, hereby remise, release, quitclaim, grant, and convey all of our interest to **Cecil L. Cox and Patricia Renee Cox, Trustees of the Cecil and Renee Cox Living Trust, dated June 19, 2025**, in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

**Parcels 1 and 2 as described on Exhibit "A" attached hereto and incorporated by reference herein are collectively referred to as Lot 2, according to the map and survey of Bent Tree Acres as recorded in Map Book 23, Page 128 A&B, in the Office of the Judge of Probate, Shelby County, Alabama.**

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS.

Source of title: Instrument# 19980001003700000 Book 23, Page 128

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple.

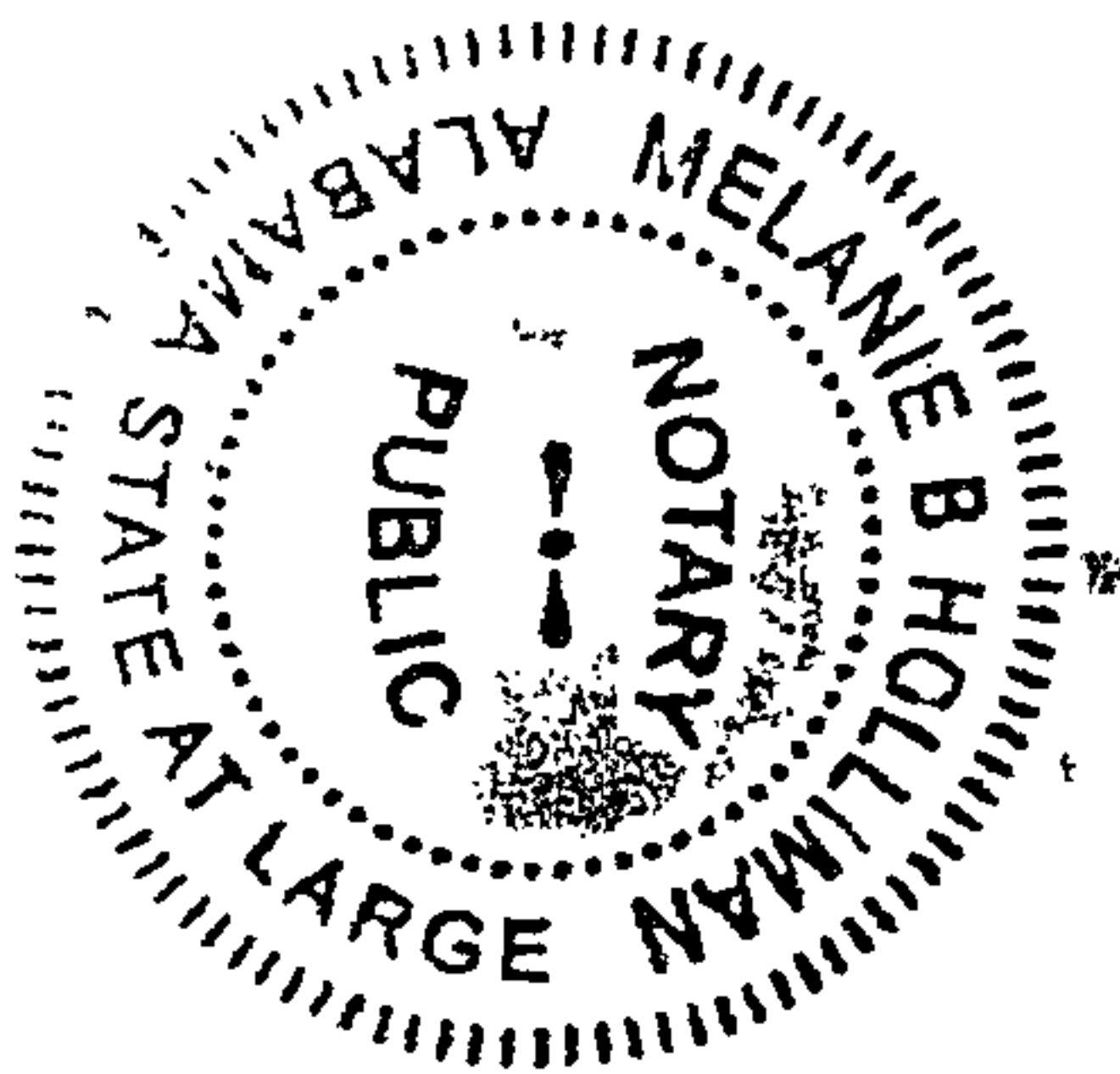
**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this the 19th day of June 2025.

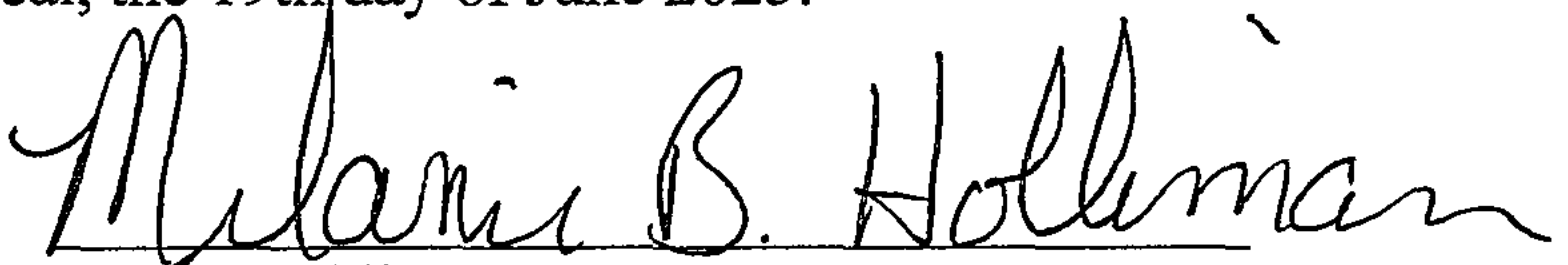
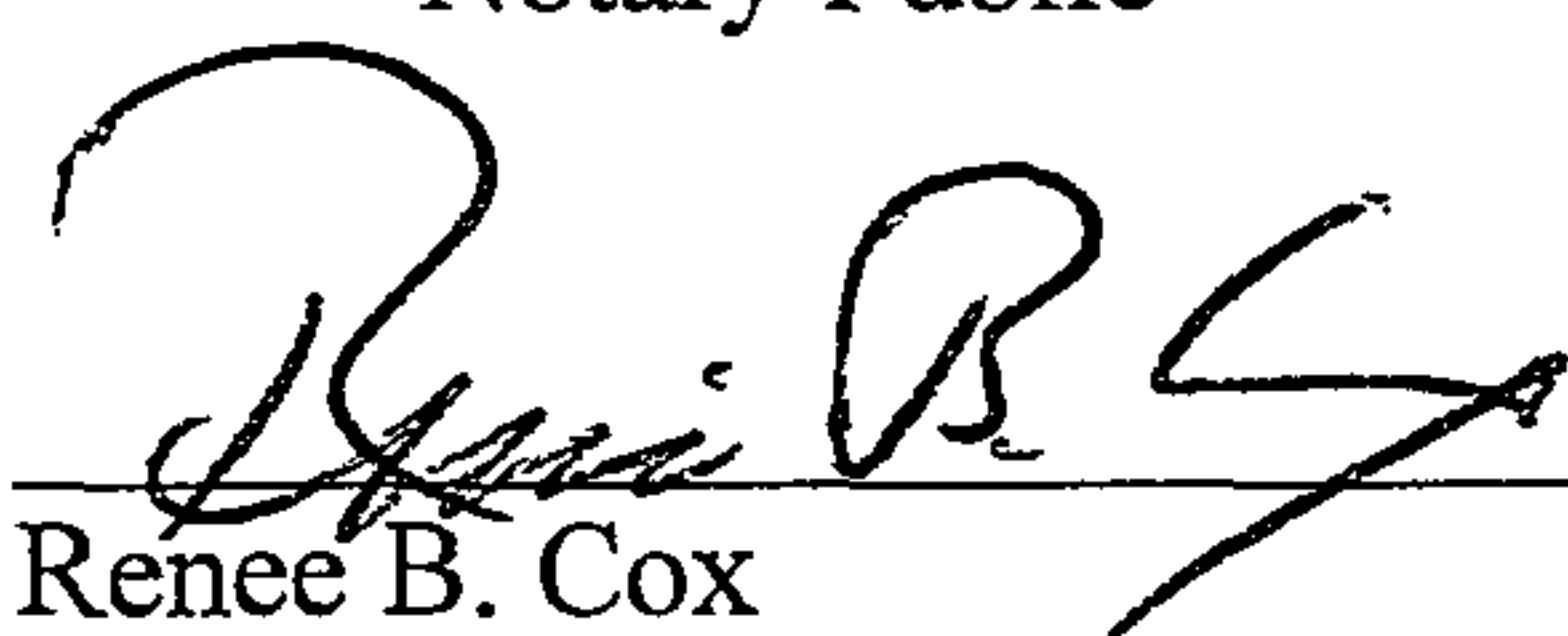
 (SEAL)  
Cecil L. Cox

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Cecil L. Cox** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 19<sup>th</sup> day of June 2025.

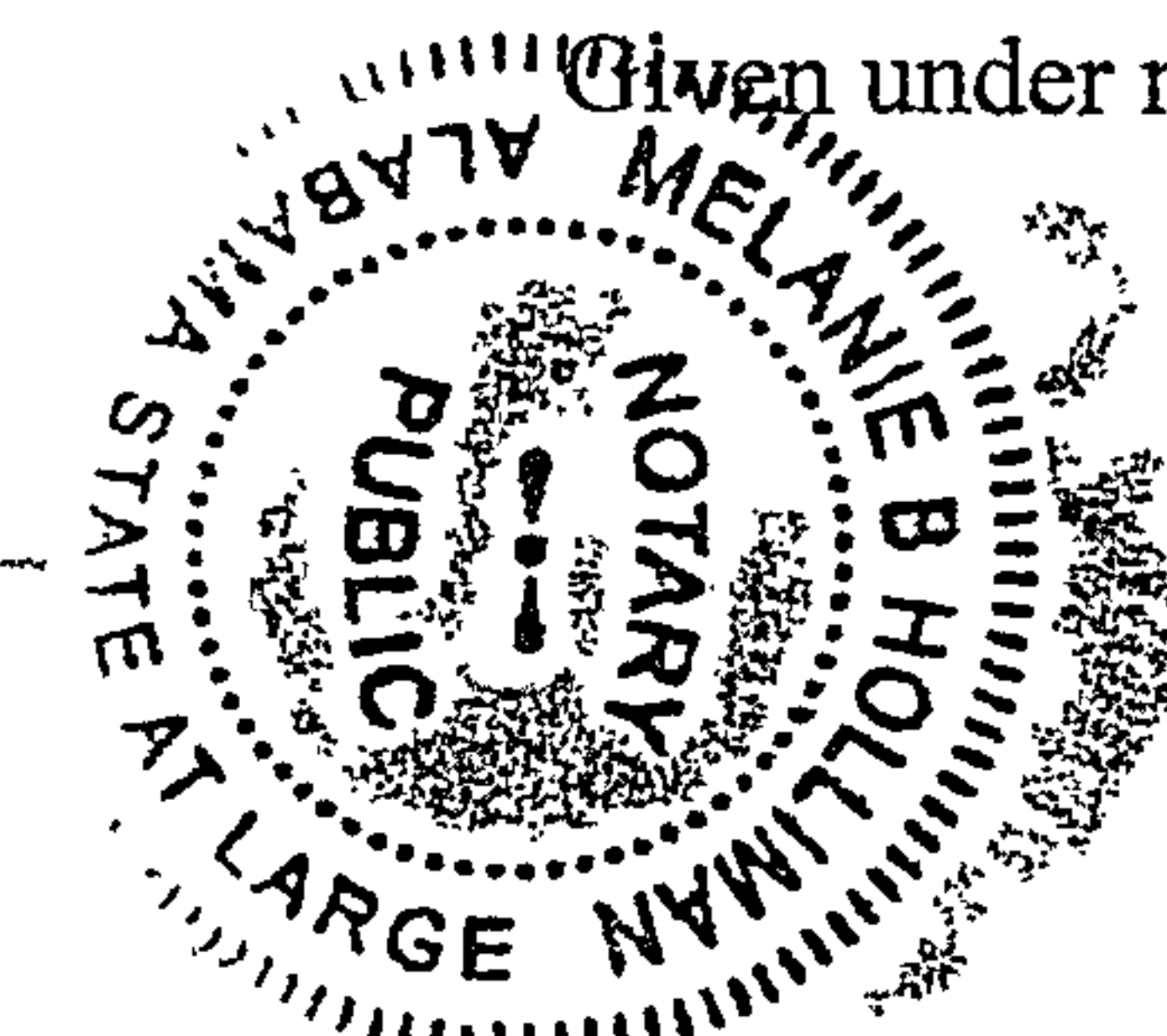


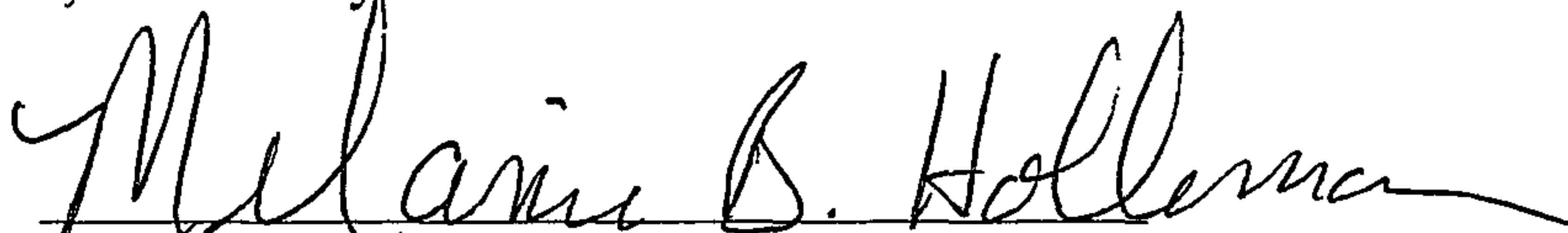
  
Notary Public  
 (SEAL)  
Renee B. Cox

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Renee B. Cox**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 19<sup>th</sup> day of June 2025.



  
Notary Public

This Instrument was Prepared By:  
HOLLIMAN & HOLLIMAN, PLLC  
Melanie B. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281

## Exhibit "A"

### Parcel 1

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23, Township 19 South, Range 2 West and run East along the North line of said quarter-quarter section 522.20 feet; thence 129 degrees 00 minutes right and run Southwesterly 778.8 feet; thence 89 degrees 54 minutes 30 seconds left and run Southeasterly 796.52 feet to the point of beginning of herein described parcel; thence continue along last stated course 120.0 feet; thence 82 degrees 00 minutes left and run Northeasterly 300.0 feet; thence 98 degrees 00 minutes left and run Northwesterly 120.0 feet; thence 82 degrees 00 minutes left and run Southwesterly 300.0 feet to the point of beginning.

### Parcel 2

A parcel of land to be known as Lot 2, Bent Tree Estates situated in the North  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 23 and run in a northerly direction along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 703.26 feet to an iron pin found; thence turn an angle to the right of  $33^{\circ}40'34''$  and run in a northeasterly direction for a distance of 20.02 feet to an iron pin found; thence turn an angle to the right of  $6^{\circ}56'59''$  and run in a northeasterly direction for a distance of 308.55 feet to a point; thence turn an angle to the right of  $90^{\circ}00'26''$  and run in a southeasterly direction for a distance of 1241.40 feet to the centerline of Cahaba Valley Creek also known as Bishops Creek, said point being the POINT OF BEGINNING; thence turn an angle to the right of  $180^{\circ}00'00''$  and run in a northwesterly direction for a distance of 923.76 feet to a point on the Southeast line of a 40 foot ingress and egress easement, said point also being on a curve to the left having a radius of 54.81 feet and a central angle of  $20^{\circ}01'43''$ ; thence turn an angle to the left of  $118^{\circ}58'00''$  to the chord of said curve and run along the arc of said curve in a southwesterly direction and also along the Southeast line of said easement for a distance of 19.16 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the Southeast line of said easement for a distance of 10.32 feet to a point on a curve to the right having a radius of 74.57 feet and a central angle of  $30^{\circ}44'30''$ ; thence run along the arc of said curve in a southwesterly direction and also along the Southeast line of said easement for a distance of 40.01 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the Southeast line of said easement for a distance of 74.03 feet to a point on a curve to the left having a radius of 107.75 feet and a central angle of  $50^{\circ}19'00''$ ; thence run along the arc of said curve in a southwesterly to southeasterly direction and also along the Southeast line of said easement for a distance of 94.63 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the Southeast line of said easement for a distance of 140.26 feet to a point on a curve to the left having a radius of 54.93 feet and a central angle of  $29^{\circ}53'30''$ ; thence run along the arc of said curve in a southeasterly direction and also along the Southeast line of said easement for a distance of 28.66 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the Southeast line of said easement for a distance of 221.80 feet to a point on a curve to the left having a radius of 22.36 feet and a central angle of  $44^{\circ}04'18''$ ; thence run along the arc of said curve in a southeasterly direction along the Southeast line of said easement for a distance of 17.20 feet to a point; thence run tangent to last stated curve in a southeasterly direction and also along the Southeast line of said easement for a distance of 80.75 feet to a point; thence turn an angle to the right of  $90^{\circ}00'00''$  and run in a southwesterly direction along the Southeast line of said easement for a distance of 20.00 feet to a point; thence turn an angle to the left of  $85^{\circ}04'37''$  and run in a southeasterly direction for a distance of 370.62 feet more or less to a point in the centerline of Cahaba Valley Creek also known as Bishop Creek; thence run in a northeasterly direction along the centerline of said creek for a distance of 300.00 feet more or less to the POINT OF BEGINNING.



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

Grantor's Name Cecil L. Cox and Renee B. Cox  
 Mailing Address 485 Bent Tree Acres  
Birmingham, AL 35242

Grantee's Name Cecil L. Cox and Renee B. Cox  
 Mailing Address Trustees of the Cecil and Patricia Cox Living Trust  
485 Bent Tree Acres  
Birmingham, AL 35242

Property Address 485 Bent Tree Acres  
Birmingham, AL 35242

Date of Sale 06/19/2025Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 1,058,390

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/19/2025 03:27:31 PM  
 \$1090.50 KELSEY  
 20250619000188250

*Alvin 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        x        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 06/19/2025Print Samantha BufaloSign *Samantha Bufalo*       Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**