

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:  
Austin Conrad Wysor  
Megan Retief Wysor  
889 Griffin Park Cir,  
Birmingham, AL 35242

## 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

**AUSTIN CONRAD WYSOR and MEGAN RETIEF WYSOR, Husband and Wife**

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

**Austin Conrad Wysor and Megan Retief Wysor, Trustees, or their successors in interest, of the Austin Conrad Wysor and Megan Retief Wysor Living Trust dated April 17, 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:

**LOT A-79, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT SECTOR I, PHASE 2, AS RECORDED IN MAP BOOK 50, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Taxes for the current tax year and any subsequent years.
3. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
4. Mineral and mining rights, if any.
5. Right of way granted to Alabama Power Company recorded in Vol. 111, Page 408 and Vol. 273, Page 201.
6. Easement recorded in Inst. No. 20160620000210340.
7. Restrictions recorded in 20160620000210350.


Parcel Number: 09-3-08-0-011-015.000

Property Address: 889 Griffin Park Circle, Birmingham, AL. 35242

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 17 day of April, 2025.

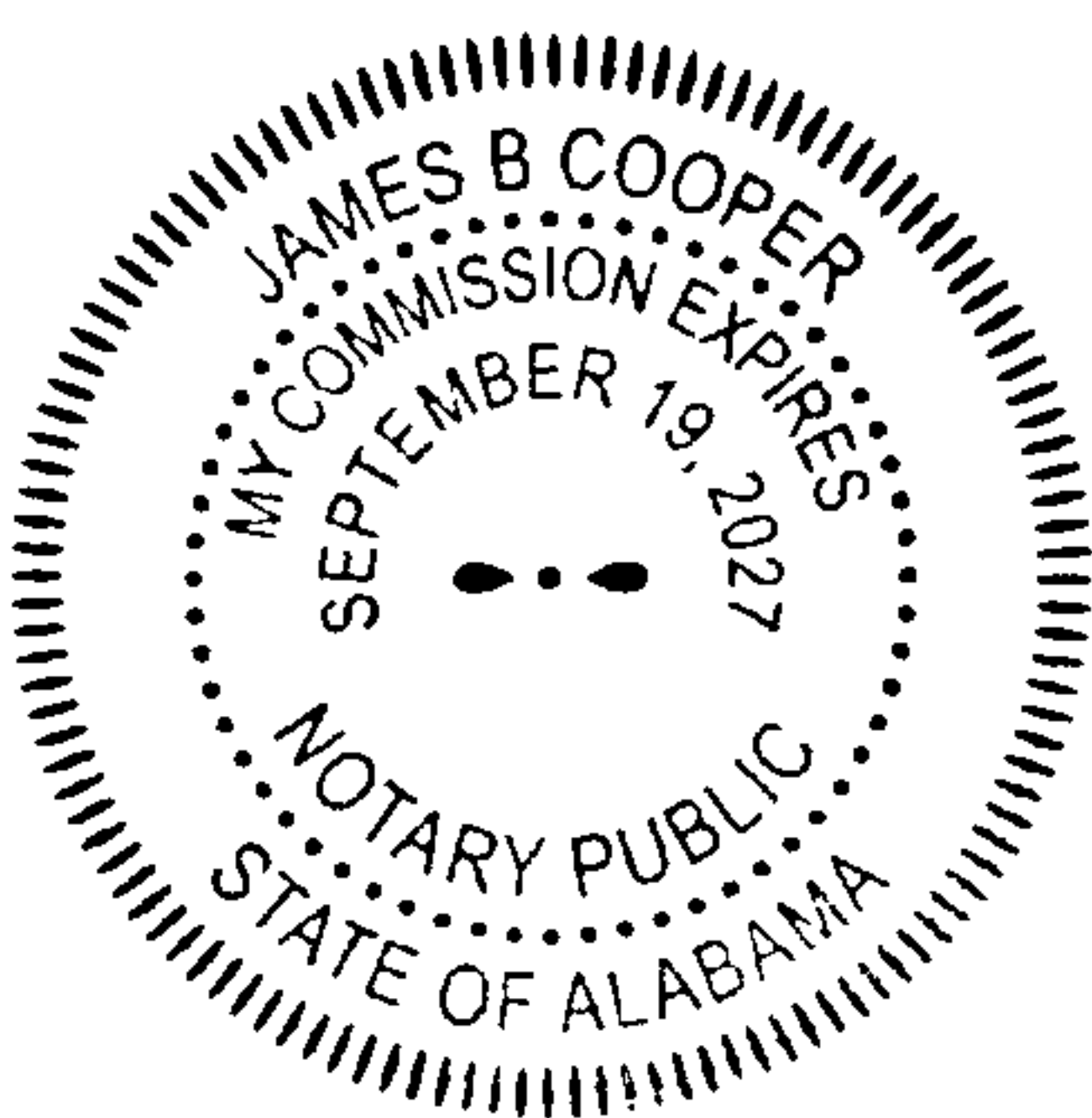
  
\_\_\_\_\_  
**AUSTIN CONRAD WYSOR** (Seal)


  
\_\_\_\_\_  
**MEGAN RETIEF WYSOR** (Seal)

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby **AUSTIN CONRAD WYSOR**, a married man and **MEGAN RETIEF WYSOR**, 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 17<sup>th</sup> day of April, 2025.



  
\_\_\_\_\_  
Notary Public: James Brandon Cooper  
My Commission Expires:

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

Grantor's Name Austin Conrad Wysor  
 Mailing Address Megan Retief Wysor  
889 Griffin Park Circle  
Birmingham, AL 35242

Grantee's Name Austin Conrad Wysor and  
 Mailing Address Megan Retief Wysor Living Trust  
889 Griffin Park Circle  
Birmingham, AL 35242

Property Address 889 Griffin Park Circle  
Birmingham, AL 35242

Date of Sale April 17, 2025  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 441,500



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/21/2025 08:11:52 AM  
 \$470.50 BRITTANI  
 20250721000219470

*Austin 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 Shelby Citizen Access Portal

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 04/17/25

Print Austin Wysor

Unattested

Sign *Austin Wysor*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

**Form RT-1**