

This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

QUIT CLAIM DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)


20250908000273400 1/3 \$177.50
Shelby Cnty Judge of Probate, AL
09/08/2025 10:56:13 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **Vernia Virginia Dyer** an unmarried woman, (herein referred to as grantor), does grant, bargain, sell, quitclaim, remise, release and convey unto **Robert Anthony Dyer, Ralph Glenn Dyer and Lynne Dyer Bullock**, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 410, according to the Survey of Weatherly Belvedere, Sector 23, as recorded in Map Book 21, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama records.

SUBJECT TO:

1. Ad Valorem taxes for the year 2017 and subsequent years,
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

The Grantor herein reserves a life estate in said property for the duration of the Grantor's life.

No title opinion given.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to Robert Anthony Dyer, Ralph Glenn Dyer and Lynne Dyer Bullock, their heirs and assigns forever.

Shelby County, AL 09/08/2025
State of Alabama
Deed Tax: \$147.50

IN WITNESS WHEREOF, Vernia Virginia Dyer, has hereunto set her hand and seal,
this 7th day of April, 2017.

Vernia Virginia Dyer
Vernia Virginia Dyer

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

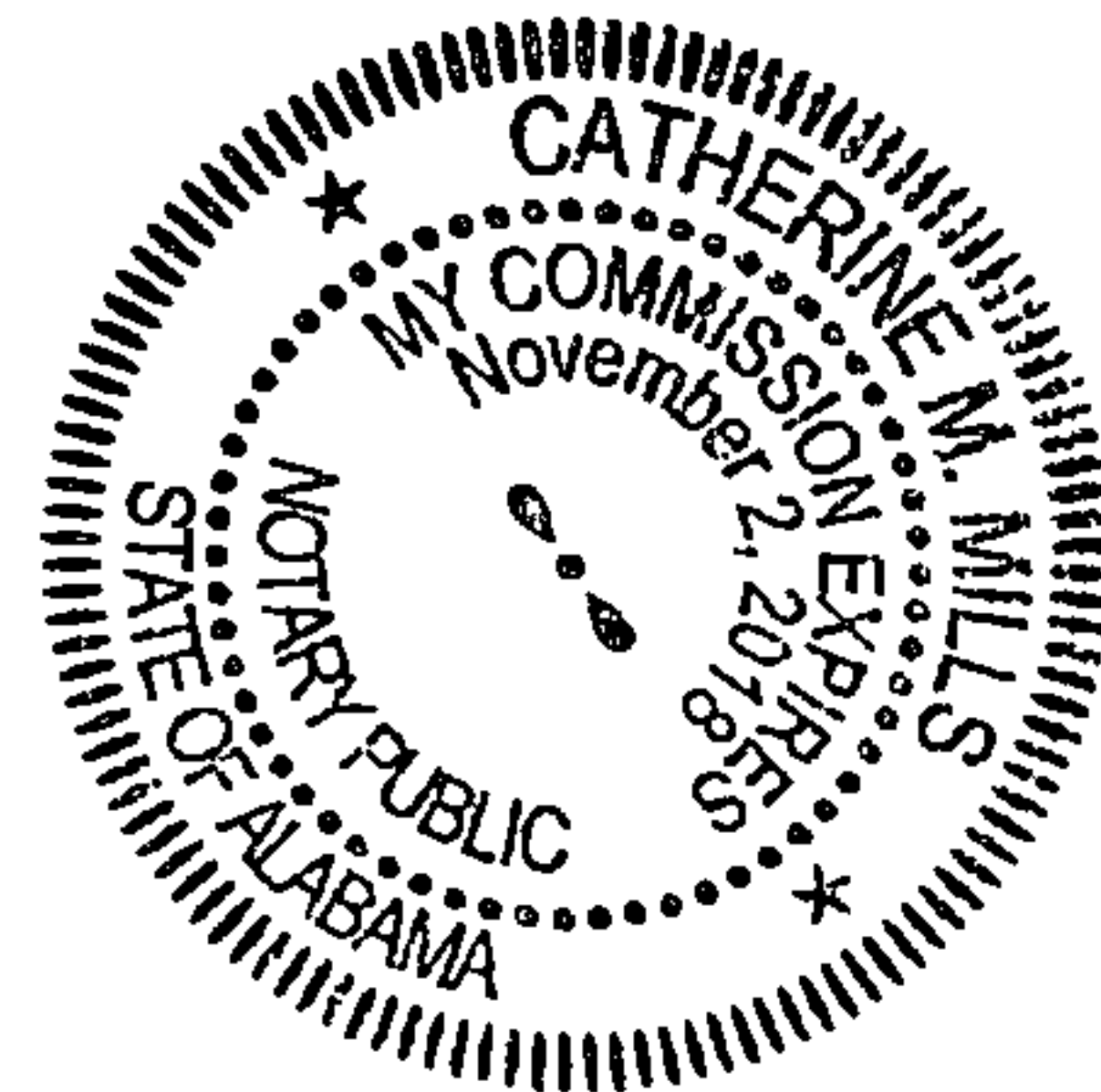

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I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Vernia Virginia Dyer**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 7th day of April, 2017.

Catherine M. Mills
Notary Public
My Commission Expires: 11/2/18

(SEAL)



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Vernia Virginia Dyer
Mailing Address 117 Belford Way
Alabaster AL
35007

Grantee's Name Robert Anthony Dyer
Ralph Glen Dyer
Mailing Address Lynne Dyer Bullock
849 Ballantree Pkwy
Prichard, AL 35124

Property Address 117 Belford Way
Alabaster AL
35007

Date of Sale 4-7-17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 147,200⁰⁰



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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 Tax Assessor Value

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 4-7-17

Print Lynne Dyer Bullock

Sign Lynne Dyer Bullock
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)