

Send tax notice to:
James M. Daniels and Martha H. Daniels
508 Riverwoods Court
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy Ste. 280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **Harriette H. Huckaby, an unmarried woman**, whose address is: 451 Liberty Pkwy, Apt 203, Vestavia Hills, AL 35242 (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents, release, remise, quitclaim, and convey unto **James M. Daniels and Martha H. Daniels, as joint tenants with right of survivorship**, whose address is: 508 Riverwoods Court, Helena, AL 35080 (hereinafter referred to as the "Grantee"), all her rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, and more particularly described as follows:

Lot 1007, according to the Survey of Final Plat, Riverwoods Sector 10, as recorded in Map Book 51, Page 32 A & B, in the Probate Office of Shelby County, Alabama.

The herein described property does not constitute the homestead of the Grantor.

Harriette H. Huckaby is one and the same person as Harriette Houston Huckaby, as set out in that certain General Durable Power of Attorney, dated October 21, 2015 and recorded simultaneously herewith.

Mary Elizabeth Antone, whose name as Attorney-in-Fact for Harriette Houston Huckaby under the aforementioned General Durable Power of Attorney, is now known as Beth H. Antone, as set out in the Order of Name Change, Case No. PR-2016-000425, in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this the 25th day of March, 2022.

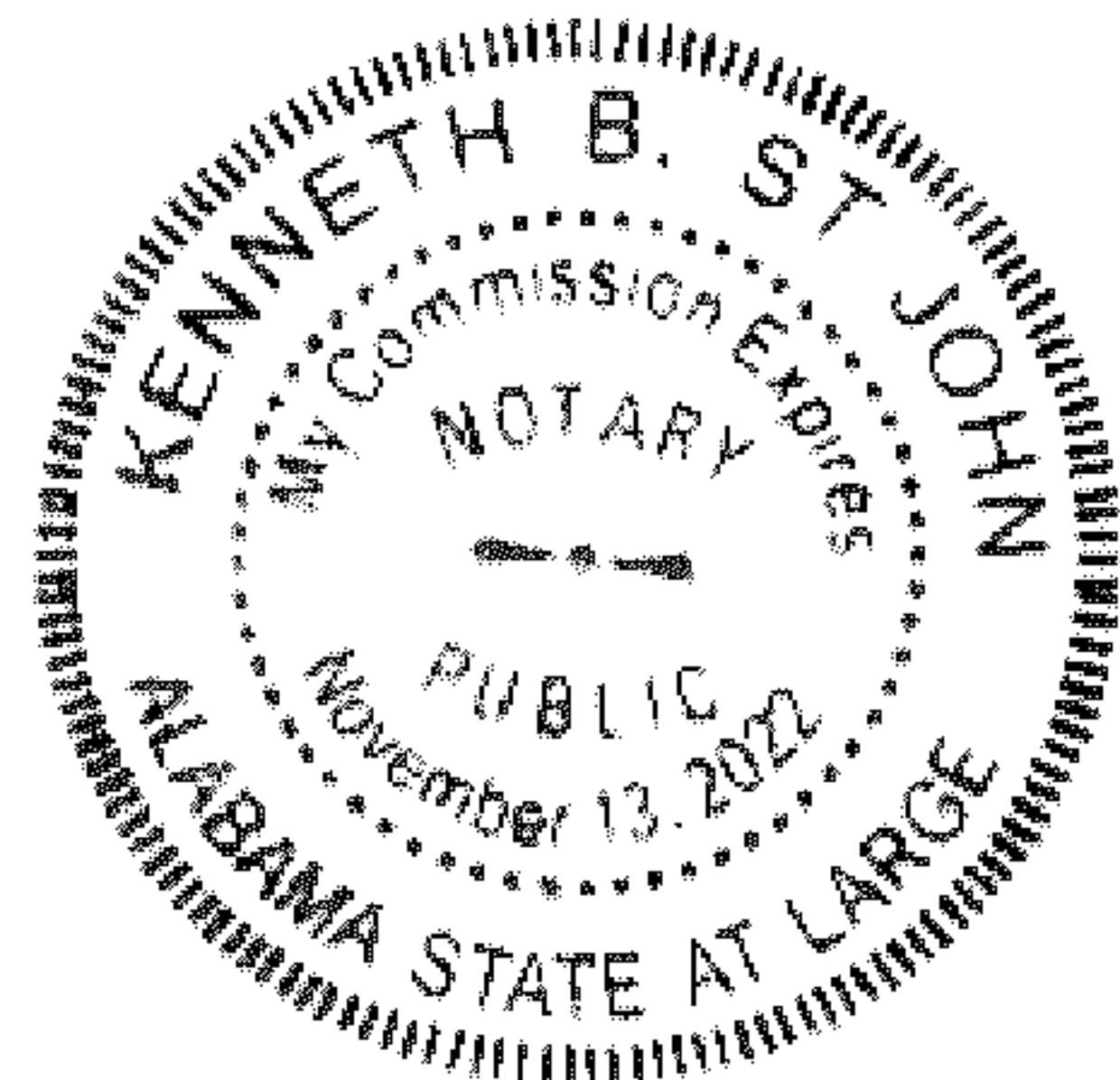
*Harriette H. Huckaby by
Beth H. Antone as her
attorney-in-fact*
Harriette H. Huckaby, by Beth H.
Antone, as her Attorney-in-Fact

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beth H. Antone, whose name as Attorney-in-Fact for Harriette H. Huckaby, 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 said conveyance, she, in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of March, 2022.

[NOTARIAL SEAL]



[Signature]
Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form

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

Grantor's Name Harriette H. Huckaby
Mailing Address 451 Liberty Pkwy, Apt 203
Vestavia Hills, AL 35242

Grantee's Name James M. Daniels and Martha H. Daniels
Mailing Address 508 Riverwoods Court
Helena, AL 35080

Property Address 508 Riverwoods Court
Helena, AL 35080

Date of Sale March 25, 2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 70,000.00

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 Assessor's Market Value Under Parcel #
13-4-17-0-011-001.000

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).

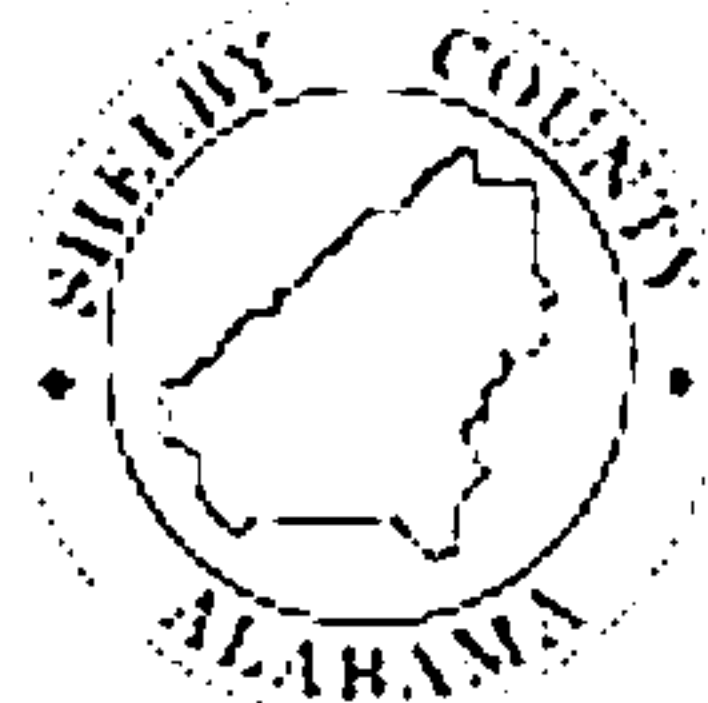
Date 03-25-2022

Print Hyland Wehunt

Unattested
(verified by)

Sign [Signature]
(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
03/30/2022 01:23:49 PM
\$98.00 JOANN
20220330000129520

Allen S. Bayl