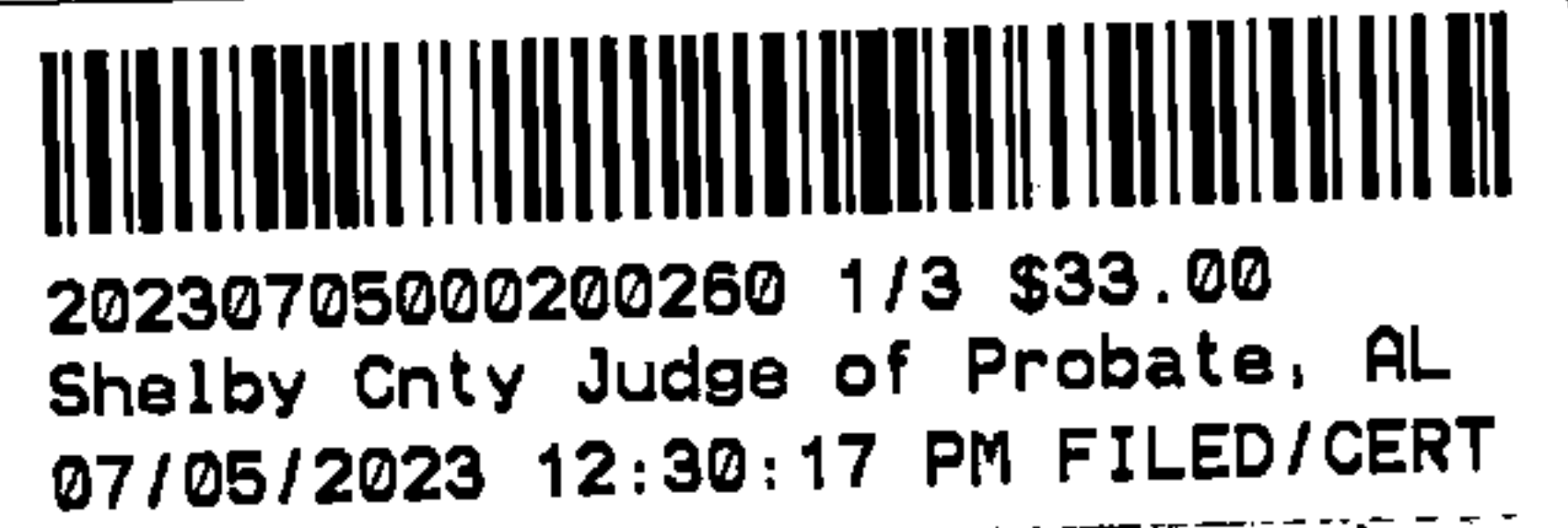


This instrument was prepared by:

Charlene Prentice
267 Hwy 223
Montevallo, AL 35115
(205) 476-8415

Send Tax Notice to:
Recardi Nelson
184 Gilmore Nick Cir.
Montevallo, AL 35115



QUIT CLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the, **transfer of Trustee of the Leona Hayes Testamentary Trust**, in accordance with her will probated in Case No. PR-2016-000217 in the Probate Court of Shelby County, Alabama, the undersigned **Recardi Nelson** Trustee of said **Testamentary Trust** (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **Recardi Z. Nelson, Charlene H. Prentice and James Henry Prentice, Jr. and Kinyatta Penn** Trustees (herein referred to as **GRANTEES**) of said Trust the following described real estate situated in Shelby County, Alabama to-wit:

Parcel: 27-4-20-2-001-031.000

A part of lot of the SE1/4 of NW1/4 and the SW ¼ of NE ¼ of Section 20, Township 22 South, Range 3 West, belonging to C.E. Jones fronting Hayes Circle (Oak Street), Block No.1, Lot 7, 100 feet front on Hayes Circle (Oak Street, and 200 feet running East and West off of Hayes Circle (Oak Street)

Or

COM SE COR N1/2 SE1/4 NW1/4 W TO Hayes Circle (OAK ST) N23.42 TO POB; E200 S200 W200 N20 E100 N75 W100 TO RD N105 TO POB.

LESS AND EXCEPT deed recorded as Instrument # 1997-23447 in the Probate Office of Shelby County, Alabama

**Note: This property is not the homestead of the Grantor.
This property is heir property and is to never be sold.**

To have and to hold to said Grantee's given under my hand and seal this the 26th day of May 2023.



20230705000200260 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/05/2023 12:30:17 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of May 2023.

Recardi Z. Nelson
Recardi Z. Nelson

STATE OF ALABAMA
SHELBY COUNTY

I Bennie S. Williams, a Notary Public in and for said County, in said State, hereby certify that Recardi Z. Nelson whose name (s) 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May 2023.

Bennie S. Williams
Notary Public

My Commission Expires 9/18/24

BONNIE S. WILLIAMS
Notary Public, Alabama State At Large
My Commission Expires 9/18/2024

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Record: Nelson Trustee
184 Gilmore North Cir
Montevallo, AL 35715

Grantee's Name
Mailing Address

Trustees
Record: Nelson
Charlene H. & James Henry
Dreutz Jr.
184 Gilmore North Cir
Montevallo, AL 35715

Property Address

70 Hayes Cir
Montevallo, AL 35715

Date of Sale

5/26/23

Total Purchase Price \$

2

or

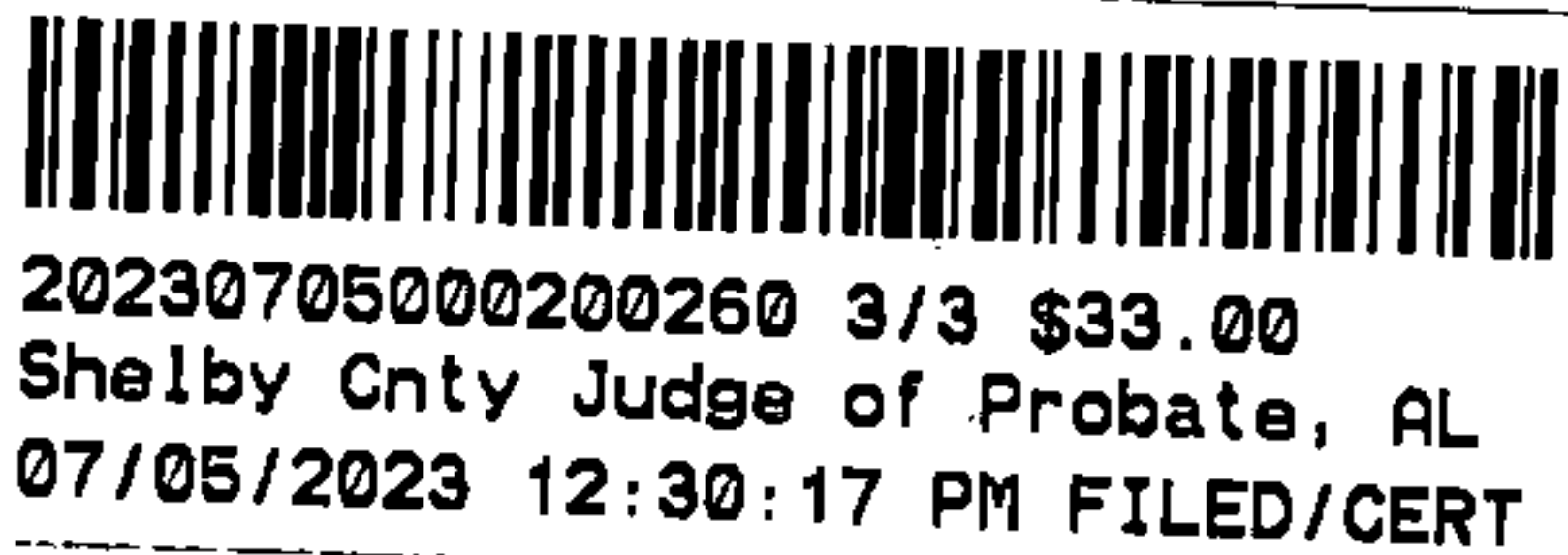
Actual Value

\$

or

Assessor's Market Value \$

38030



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 SC Tax Commissioner's Office

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 5/26/23

Unattested

(verified by)

Print

Charlene Dreutz

Sign

Charlene Dreutz

(Grantor/Grantee/Owner/Agent) circle one