

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
314 Pacolet Terr. 17AV
The Villages, FL 32162

20231212000358100
12/12/2023 03:01:54 PM
QCDEED 1/4

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

This Quitclaim deed, executed dated listed below by Grantors, JAMES C. RILEY AND KATHLEEN M. RILEY, a married couple, conveying property that is not their homestead, do QUITCLAIM, RELEASE, REMISE AND CONVEY for \$10 paid by the Grantees, receipt and sufficiency acknowledged unto the Grantee, James C. Riley and Kathleen M. Riley, Trustees of the Trustees of the RILEY LIVING TRUST FEBRUARY 16, 2023 our interest in the following described real property, the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein being the same property as 809 Daventry Lane, Calera, Al 35040.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title and interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. We are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey

DAV

the same as previously mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

Nov. 16, 2023.

James C Riley
JAMES C. RILEY

Kathleen M. Riley
KATHLEEN M. RILEY

STATE OF FL

COUNTY OF Lake

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JAMES C. RILEY AND KATHLEEN M. RILEY, a married couple**, whose names are 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11/16/23

Denise Hildreth
Notary Public

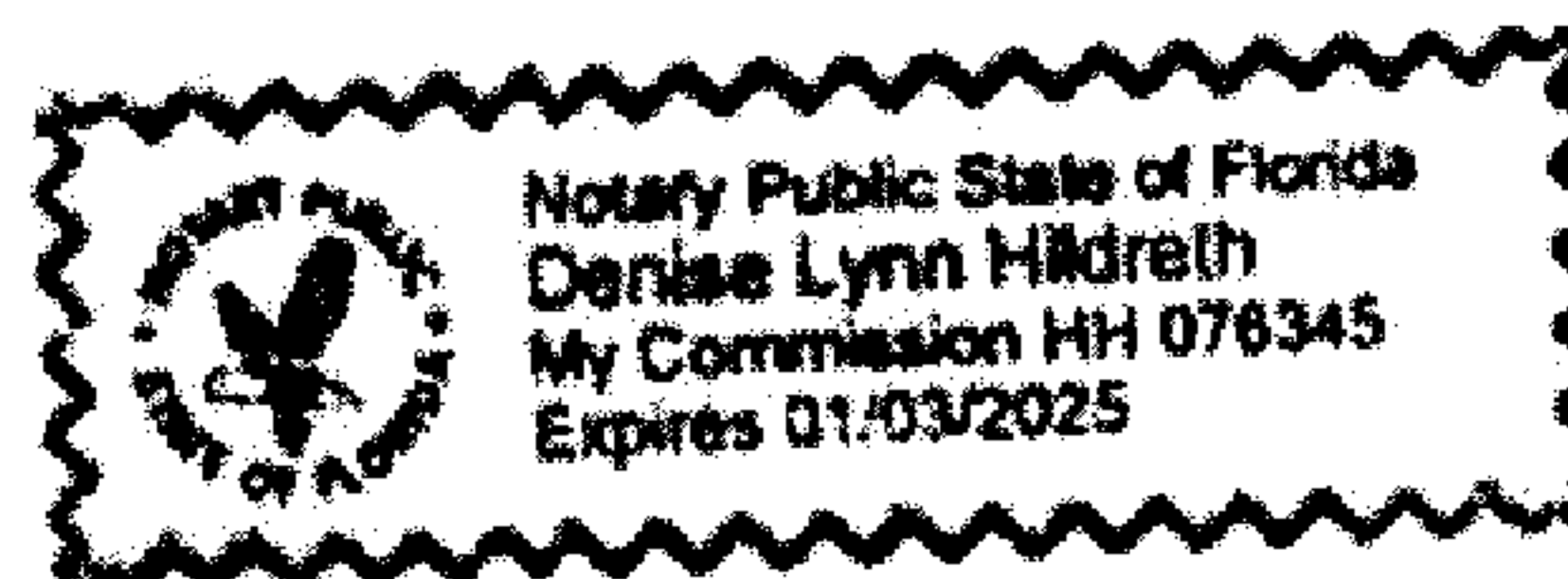


Exhibit A:

Lot 101-A, according to the Survey of Daventry, Amended Plat of Sector II, as recorded in Map Book 27, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Easement/right-of-way to Alabama Power Company as recorded in Volume 103, page 170; Volume 205, page 674; Volume 198, page 478; and Volume 177, page 493.
2. Easement/right-of-way to Water Works Board of the City of Calera as recorded in Instrument Number 1998-1149.
3. Restrictive covenant as recorded in Instrument Number 1999-29871; Instrument Number 1999-33485; and Instrument Number 2000-2403.
4. Restrictions as shown on recorded plat.

Real Estate Sales Validation Form

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

Grantor's Name James C. Riley & Kathleen M. Riley
Mailing Address 314 Pacolet Terr
The Villages, FL 32162

Grantee's Name James C. Riley & Kathleen M. Riley
Mailing Address Trustees of The Riley Living Trust

Property Address 809 Daventry Lane
Caiera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 213,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2023 03:01:54 PM
\$244.00 BRITTANI
20231212000358100

Brittani Boyd

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

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 _____

Print Shannon Brubaker

Unattested _____
(verified by)

Sign Shannon Brubaker
(Grantor/Grantee/Owner/Agent) circle one