

Prepared By:

Amy Jobena Hubbard, LLC
136 Blue Spring Pl
Alabaster, AL 35007

After Recording Return To:

136 Blue Spring Place
Alabaster, Alabama 35007



20240222000046180 1/4 \$290.50
Shelby Cnty Judge of Probate, AL
02/22/2024 11:31:06 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 20, 2024 THE GRANTOR(S),

- Amy J Hubbard, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Amy J Hubbard, TTEE Irrevocable Trust, Amy J Hubbard, LLC, Trustee, residing at 136 Blue Spring Place, Alabaster, AL County, Alabama 35007

the following described real estate, situated in Alabaster, in the County of Shelby, State of Alabama

Legal Description:

Lot 102, according to the Survey of Summer Brook, Sector 5, Phase 1 as recorded in Map Book 21, page 55 in the Probate Office of Shelby County.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Shelby County, AL 02/22/2024
State of Alabama
Deed Tax: \$258.50

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 231112003013031

Mail Tax Statements To:
Amy J Hubbard, LLC
136 Blue Spring Place
Alabaster, Alabama 35007


20240222000046180 2/4 \$290.50
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[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 20/02/2024

Amy J Hubbard

136 Blue Spring Place
Alabaster, Alabama, 35007



20240222000046180 3/4 \$290.50
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STATE OF ALABAMA, COUNTY OF Shelby, ss:

On this 20 day of February, 2024, before me,
Grace Gathings, personally appeared Amy J Hubbard, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Grace Gathings
Notary Public

Notary Public
Title (and Rank)

My commission expires 05/25/2025

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

Amy J. Hubbard
136 Blue Spring Pl
Alabaster, AL 35007

Grantee's Name
Mailing Address

Amy J. Hubbard TTEE
3590-D Pelham Pkwy
Pelham, AL 35124

Property Address

136 Blue Spring Pl
Alabaster, AL
Shelby County, AL

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

256,400.00



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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

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 02/02/2024

Unattested

(verified by)

Print

Sign

Amy J. Hubbard, LLC
[Signature] LLC

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1