

SEND TAX NOTICE TO:
the Harriet Solms Mathews Revocable Trust
13618 Niti Drive
Hudson, FL 34669

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

Value is \$155,700.00
(1/2 of Assessed Total Market Value - \$311,400.00)

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ZERO AND 00/100 (\$0.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Harriet Mathews**, a married person, whose address is 13618 Niti Drive, Hudson, FL 34669, (hereinafter "Grantor", whether one or more), by **Harriet Solms Mathews, as Trustee of the Harriet Solms Mathews Revocable Trust**, whose address is 13618 Niti Drive, Hudson, FL 34669, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Harriet Solms Mathews, as Trustee of the Harriet Solms Mathews Revocable Trust**, the following described real estate situated in Shelby County, Alabama, the address of which is **2005 Park Springs Lane, Chelsea, AL 35043 to-wit:**

Lot 1651, according to Plat of Chelsea Park 16th Sector, recorded in Map Book 52, Pages 4, of the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31 day of May, 2024

Harriet Mathews
Harriet Mathews

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Harriet Mathews whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2024.

[Signature]
Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 09:30:17 AM
\$181.00 JOANN
20240604000165560

Allen S. Bayl