

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$416,900.00**) and other valuable considerations to the undersigned Grantor,

**Stacy Quilling, fka Stacy Larkin, a single woman and
Edward Quilling and Agnes Quilling, wife
90 Hawthorn St Birmingham, AL 35243**

in hand paid by Grantee,

**Stacy Quilling, Trustee of the
Stacy Quilling Living Trust dated October 31, 2024
90 Hawthorn St Birmingham, AL 35243**

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

**Property Address: 90 Hawthorn St Birmingham, AL 35243
Parcel No.: 09 2 03 1 003 033.000**

**Lot 11-09A, Block 11, according to the Final Plat of the Cottage Lots resurvey of
Mt. Laurel, Phase II, as recorded in Map Book 30, page 123, in the Probate Office of
Shelby County, Alabama**

**Subject to existing easements, current taxes, restrictions and covenants, set-back lines,
rights of way and mortgages, if any, of record.**

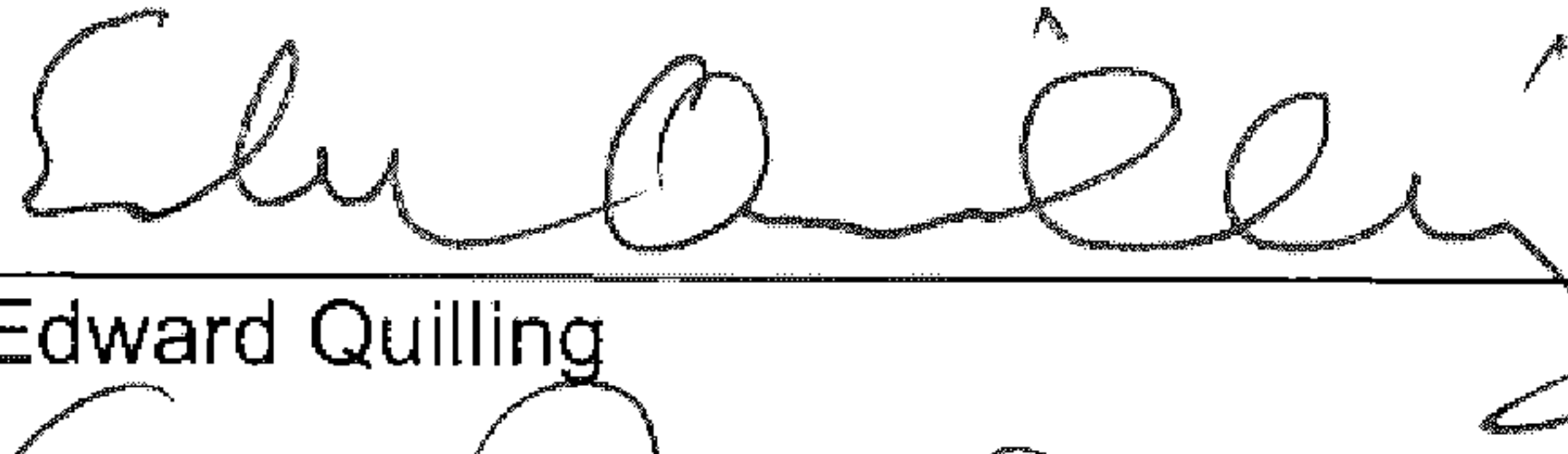
For source of title see: Instrument No. 20140620000188000

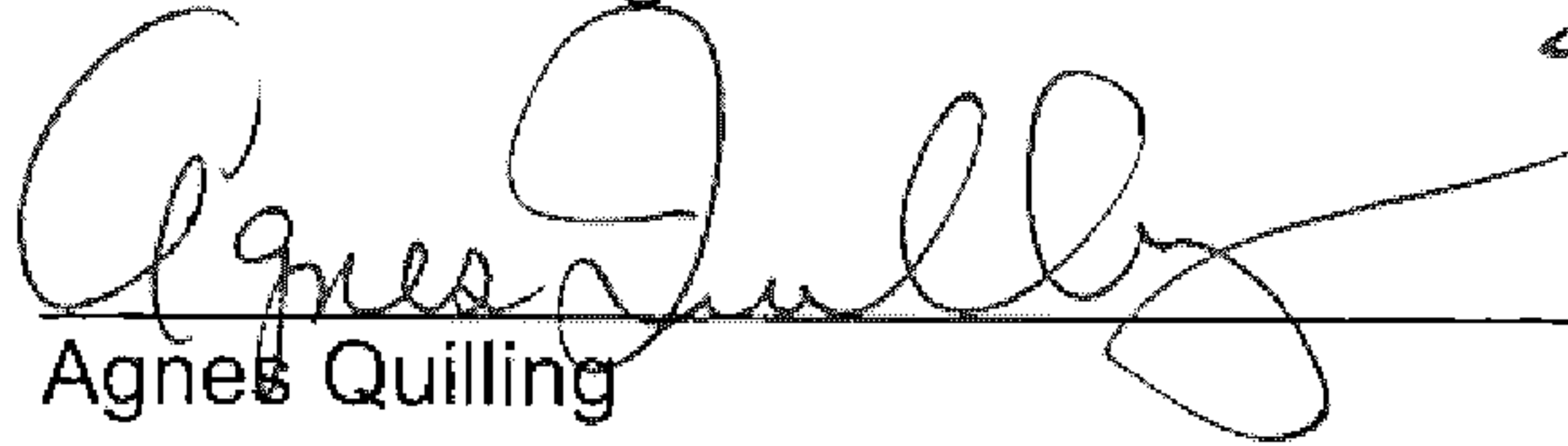
**DESCRIPTION FURNISHED BY GRANTOR
NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.**

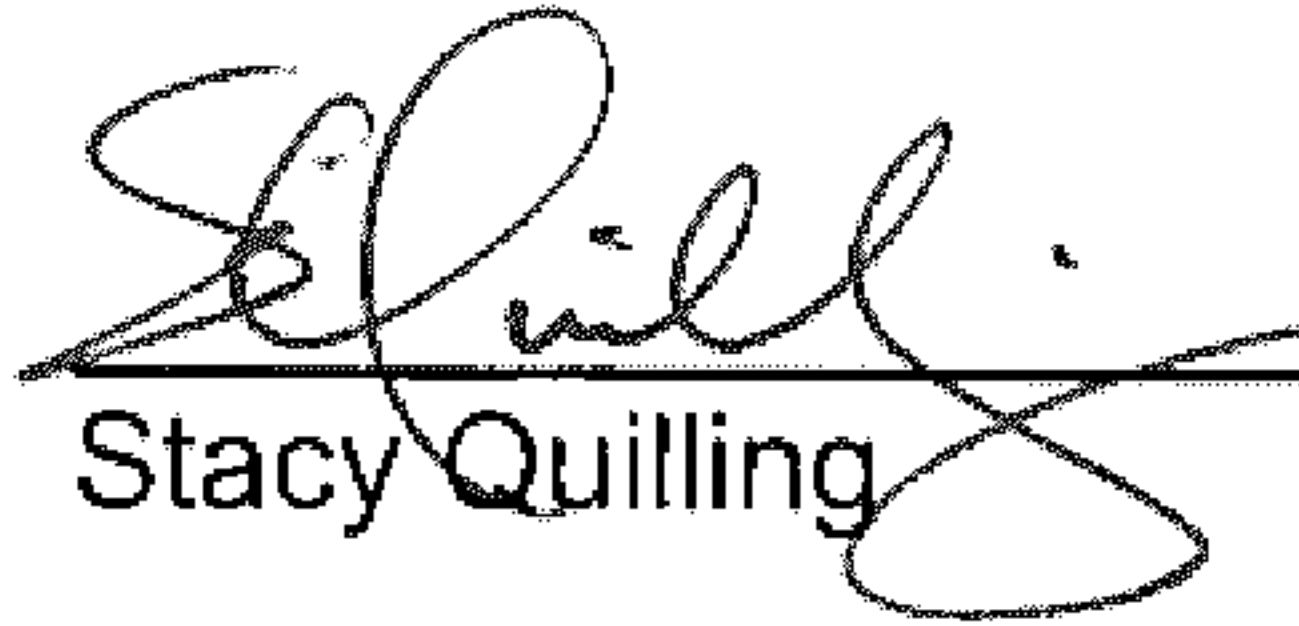
To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this day October 31, 2024.

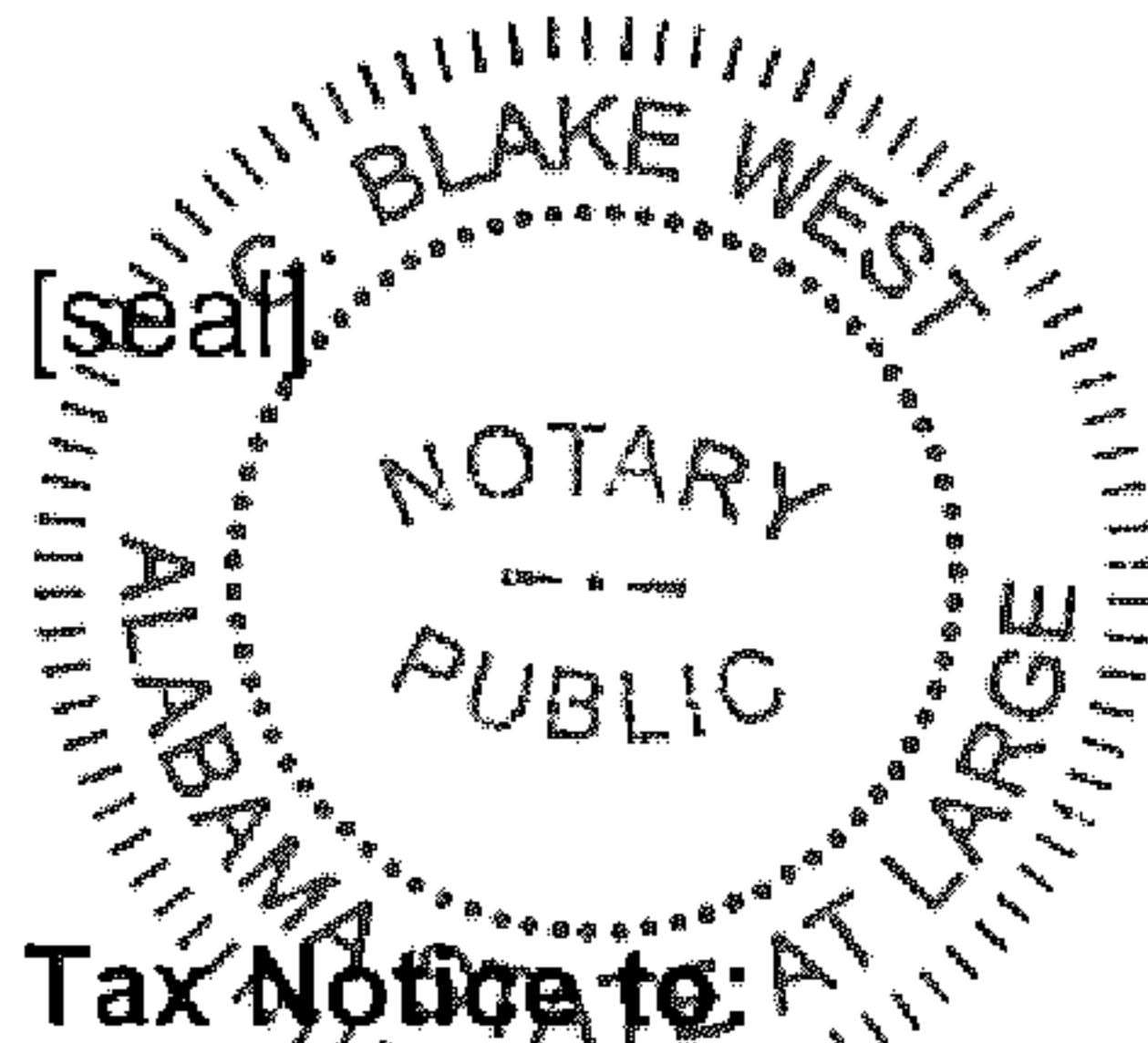

Edward Quilling



Agnes Quilling


Stacy Quilling

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

On October 31, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Stacy Quilling, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.




C. Blake West, Notary Public
My commission expires: 07/23/2025

~~Tax Notice to:~~
Stacy Quilling Living Trust
90 Hawthorn St Birmingham, AL 35243

This instrument prepared by:
C. Blake West
Vertical Estate Planning, LLC
417 4th Ave SW Ste 270
Cullman, AL 35055
(256) 734-0026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2024 01:00:41 PM
\$444.00 PAYGE
20241126000366620

