

AFTER RECORDING RETURN TO:  
GODEEDS, INC.  
Attn: LegalZoom Dept.  
8940 Main Street  
Clarence, NY 14031  
File No. 578192350-84127424

MAIL TAX STATEMENTS TO:  
**Edward Joseph Thornton III and Patricia Sterbutzel Thornton**  
152 Chestnut Lane  
Helena, AL 35080

This document prepared by:  
George Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 12 6 23 0 000 001.037

Appraised Value: \$345,820.00

#### QUIT CLAIM DEED

THIS DEED made and entered into on this 9<sup>th</sup> day of December, 2024, by and between **Edward Joseph Thornton III and Patricia S. Thornton, husband and wife**, a mailing address of 152 Chestnut Lane, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Edward Joseph Thornton III and Patricia Sterbutzel Thornton, as Trustees of the Edward Joseph Thornton III and Patricia Sterbutzel Thornton Living Trust**, dated 10/23/24, and any amendments thereto, a mailing address of 152 Chestnut Lane, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 152 Chestnut Lane, Helena, AL 35080

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 20240308000064090, Recorded: 03/08/2024

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

  
Edward Joseph Thornton III

  
Patricia S. Thornton

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Edward Joseph Thornton III and Patricia S. Thornton, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9<sup>th</sup> day of December, 2024

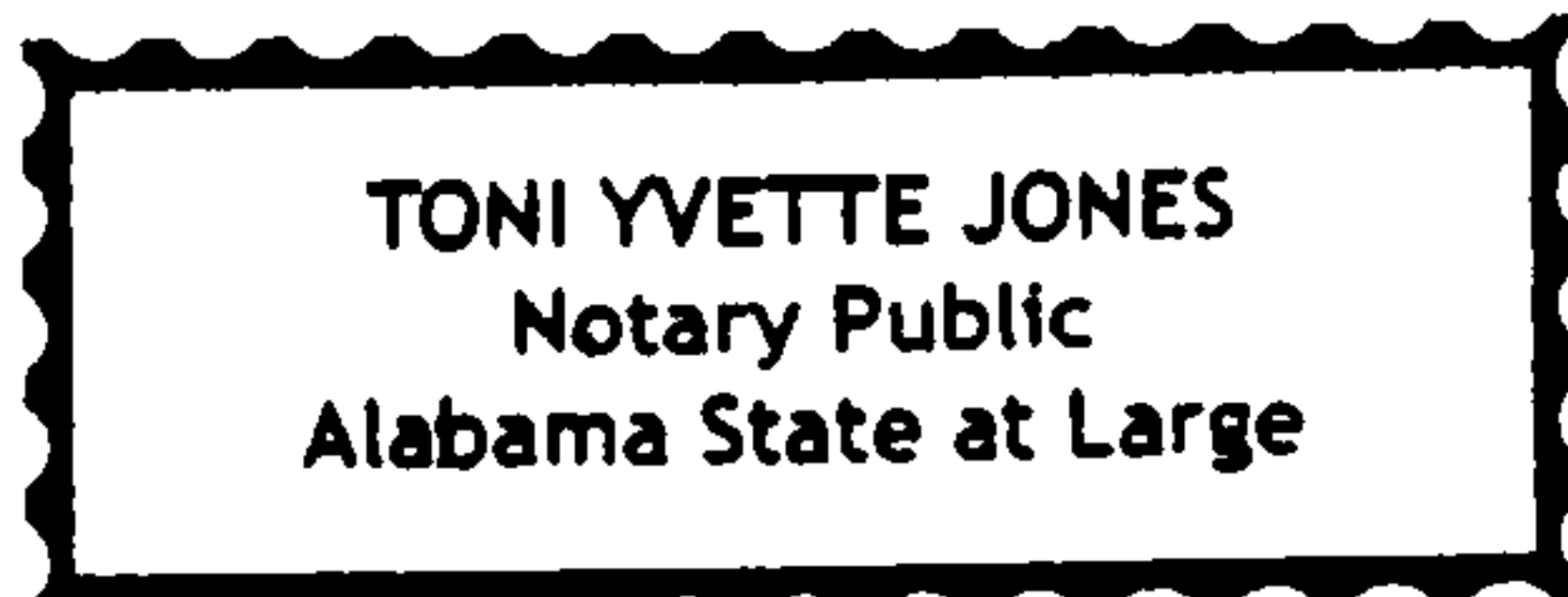


NOTARY PUBLIC

My commission expires:

Toni Jones

My Commission Expires 08/28/2027



**EXHIBIT A  
LEGAL DESCRIPTION**

**Lot 22, according to the Survey of Chestnut Glen, Phase Two, as recorded in Map Book 13, Page 17, in the Probate Office of Shelby County, Alabama.**

**All situated in SHELBY County, Alabama. LESS AND EXCEPT any part of subject property lying within a public road right of way.**

**APN: 12 6 23 0 000 001.037**

**PROPERTY COMMONLY KNOWN AS: 152 Chestnut Lane, Helena, AL 35080**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/19/2024 02:12:01 PM  
\$375.00 JOANN  
20241219000387740**

*Allen S. Bayl*