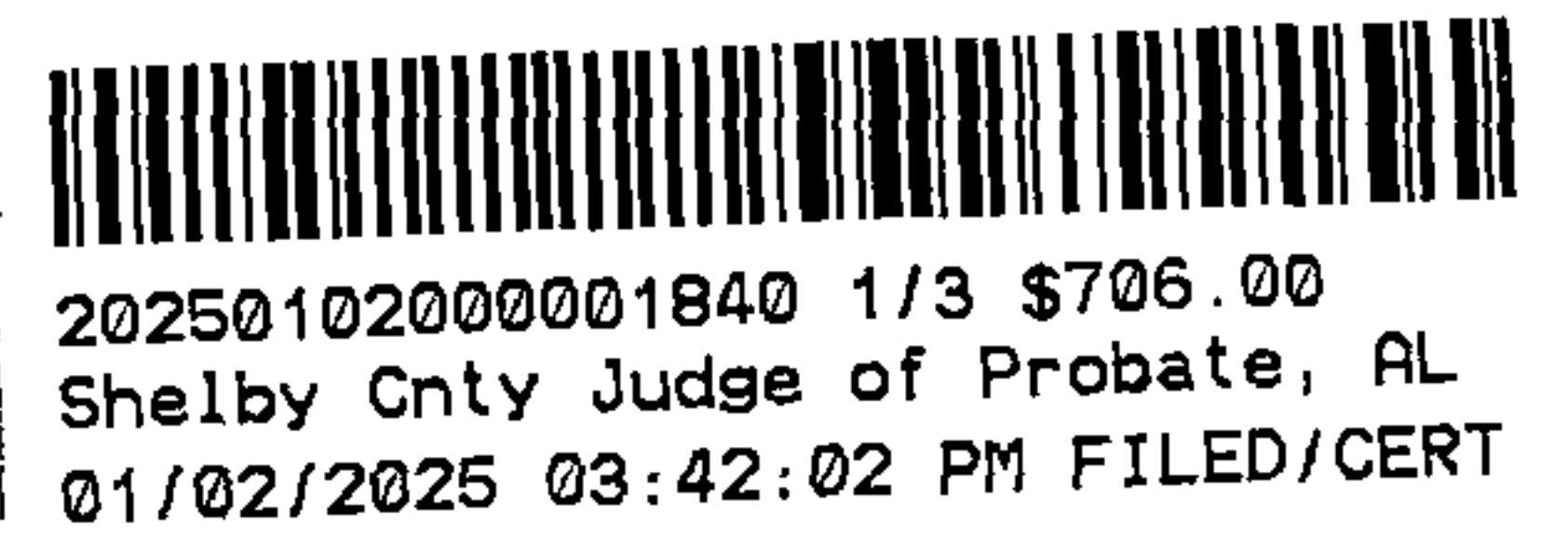




This document prepared by:

Seneca Hill
211 Birkdale Circle
Pelham, AL 35124

Firm/Company: *Shine Professional Services*
Address: *1275 Center point parkway*
Address 2:
City, State, Zip: *Birmingham, AL 35215*
Phone:

QUITCLAIM DEED WITH SURVIVORSHIP RIGHTS

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Seneca Hill**, hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto **Daphne Jenice Stewart and Israel Stewart, and Soraya Hill and Chance Hill** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Shelby County, State of Alabama, to-wit:

Parcel#: 148 27 3 007 014.000

Lot 2234, according to the Final Plat of Birkdale at Ballantrae, as recorded in Map Book 49, Page 27, In the Probate office of Shelby County, Alabama

Subject to easements and restrictions of record

\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one trustee herein survives the other, the entire interest in fee simple shall pass to the surviving trustee, and if one does not survive the other, then the heir and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 2 day of

Seneca Hill 2024 25
Seneca Hill
Seneca Hill/ Grantor

Shelby County, AL 01/02/2025
State of Alabama
Deed Tax: \$676.00

Quitclaim Deed

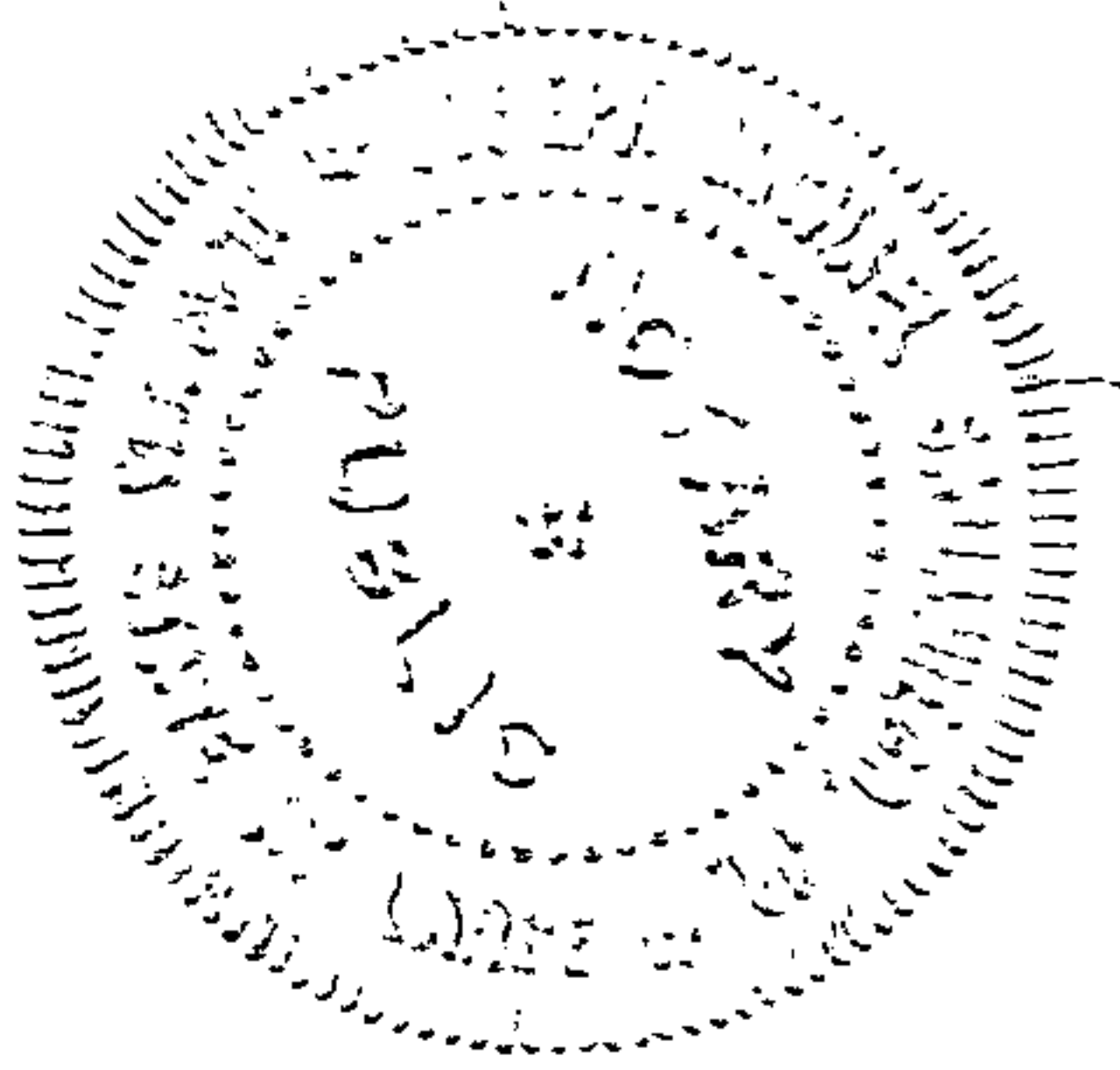
State of Alabama)
County of Shelby)

20250102000001840 2/3 \$706.00
Shelby Cnty Judge of Probate, AL
01/02/2025 03:42:02 PM FILED/CERT

I, J M Seminega hereby certify that Seneca Hill whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of January, 2025.

(Seal)



[Signature]
Notary Public
My Commission Expires
Feb 11, 2026

Real Estate Sales Validation Form

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

Grantor's Name Seneca Hill
Mailing Address 211 Birkdale Circle
Pelham, AL 35124

Grantee's Name Daphne Jenice Stewart
Mailing Address 211 Birkdale Circle
Pelham, AL 35124

Property Address 211 Birkdale Cir
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 675,700

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Tax Assessor's Value |
| ☐ Closing Statement | |

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 1/2/2025

Print Daphne Stewart

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20250102000001840 3/3 \$706.00
Shelby Cnty Judge of Probate, AL
01/02/2025 03:42:02 PM FILED/CERT