

AFTER RECORDING RETURN TO:  
Old Republic Title Akron  
530 South Main Street  
Akron, OH 44311  
File No. 01-24065311-GD

MAIL TAX STATEMENTS TO:  
Wendy E. Meadows  
650 Talon Trce  
Birmingham, AL 35242

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

Parcel ID No.: 09 3 05 0 008 013.000

*Assessed Value*  
*436,500.00*

QUITCLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 3rd day of January, 2025, by and between Wendy E. Meadows, unmarried, individually and as surviving spouse of David E. Meadows Jr., deceased and David Evans Meadows, unmarried and Lindsay M. Meadows, married, joined in execution by her spouse, Jason Cummings, as Heirs of David E. Meadows Jr., deceased, residing at 650 Talon Trce, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and Wendy E. Meadows, an unmarried woman, residing at 650 Talon Trce, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$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: 650 Talon Trce, Birmingham, AL 35242

Prior instrument reference: Instrument Number: 20101012000337640, Recorded: 10/12/2010

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 3rd day of January, 2025.

Wendy E. Meadows  
Wendy E. Meadows

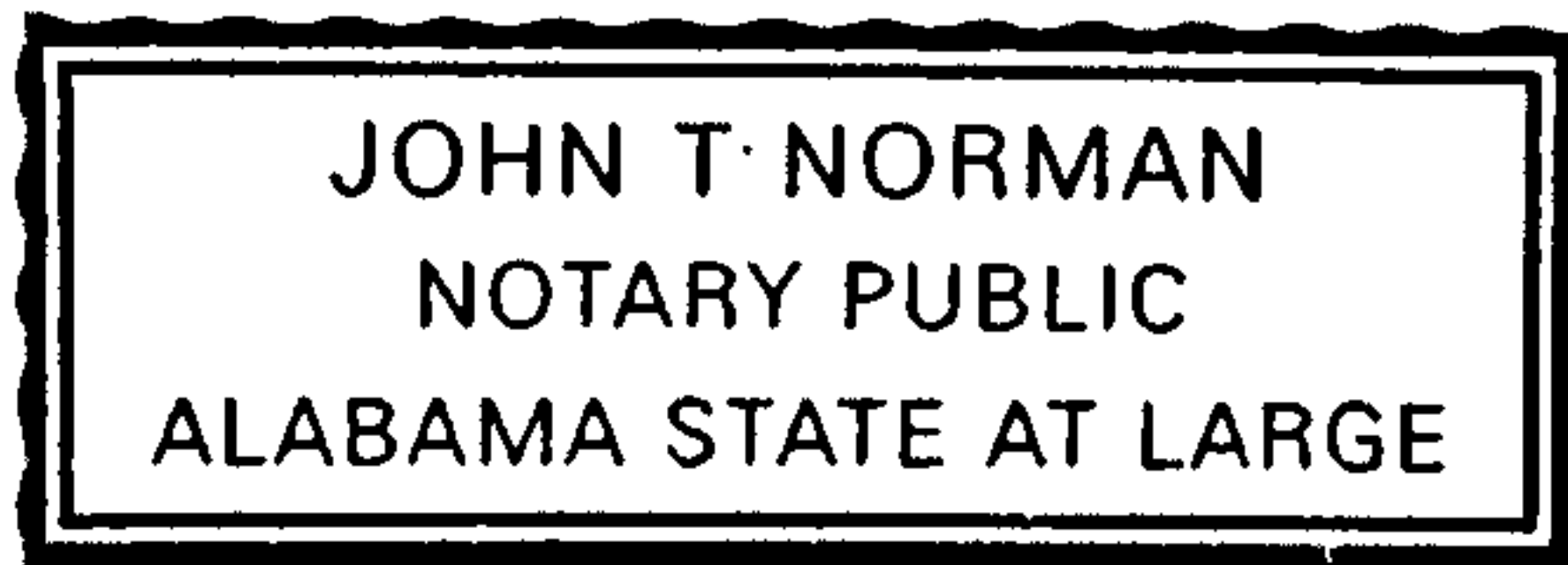
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Wendy E. Meadows** 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 3rd day of January, 2025.

John T. Norman  
NOTARY PUBLIC

My commission expires: 1/3/2027



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 3rd day of January, 2025.

David Evans Meadows, as Heir of David E. Meadows Jr.  
David Evans Meadows, as Heir of David E. Meadows Jr.

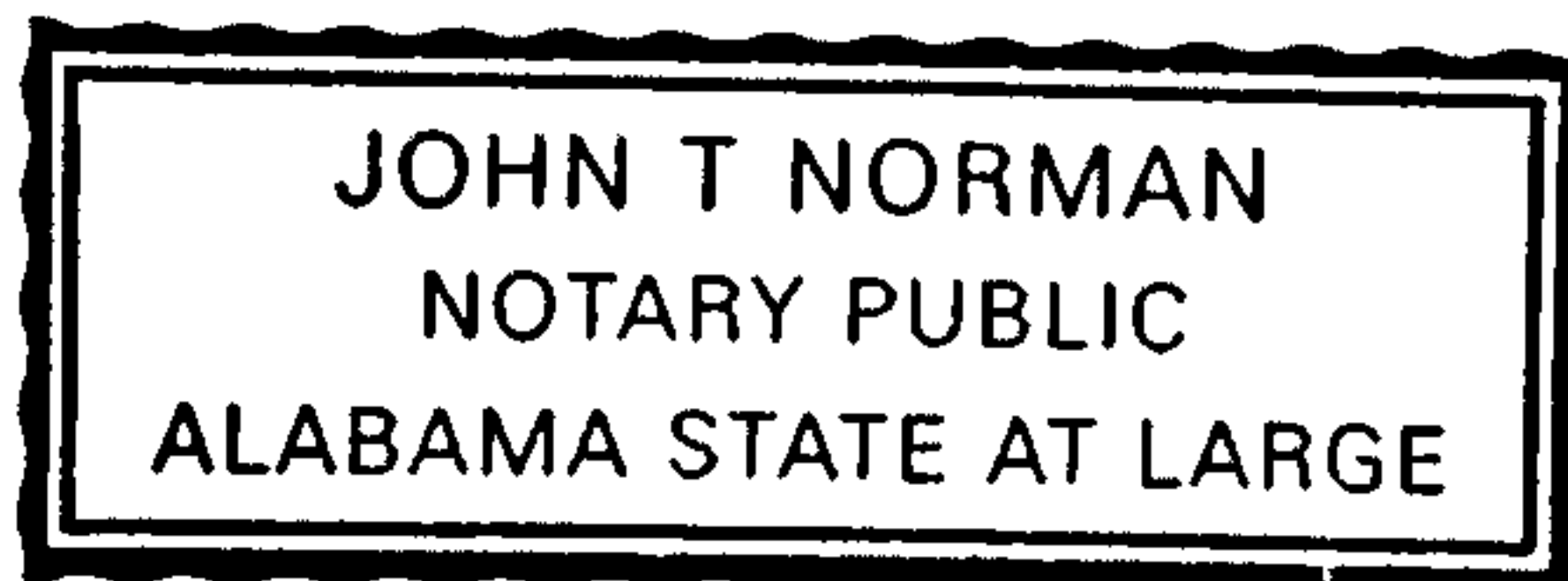
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **David Evans Meadows, as Heir of David E. Meadows Jr.**, 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 3rd day of January, 2025.

John T. Norman  
NOTARY PUBLIC

My commission expires: 1/3/2027 JTN



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 3rd day of January, 2025.

Lindsay M. Meadows, as Heir of David E. Meadows Jr.  
Lindsay M. Meadows, as Heir of David E. Meadows Jr.

Jason Cummings  
Jason Cummings

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Lindsay M. Meadows, as Heir of David E. Meadows Jr., and Jason Cummings** 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 3rd day of January, 2025.

John T. Norman  
NOTARY PUBLIC

My commission expires: 1/3/2027

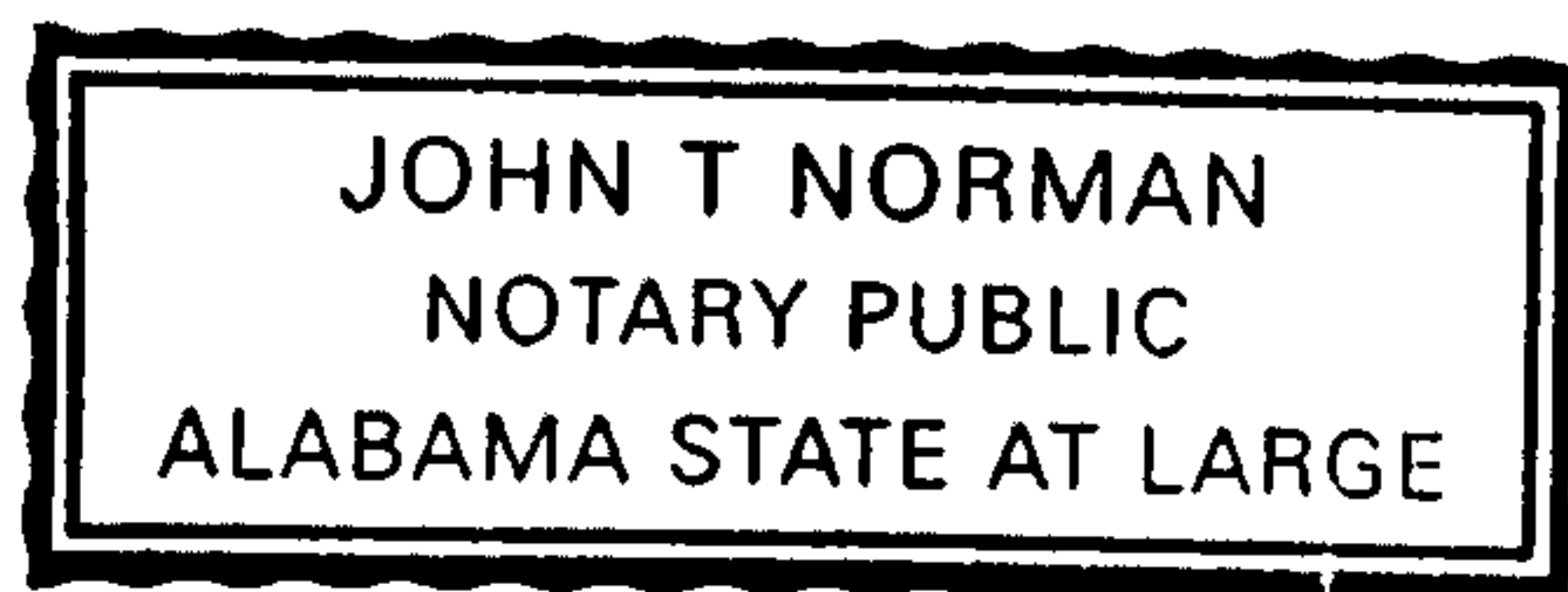


EXHIBIT A

SITUATED IN SHELBY COUNTY AND THE STATE OF ALABAMA:

LOT 13, ACCORDING TO THE AMENDED AND CORRECTED MAP OF EAGLE TRACE - PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 09 3 05 0 008 013.000

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED

GRANTOR: MICHAEL FINLAYSON, A SINGLE MAN

GRANTEE: DAVID E. MEADOWS, JR., AND HIS WIFE WENDY E. MEADOWS

DATED: 10/12/2010

RECORDED: 10/12/2010

DOC#/BOOK-PAGE: 20101012000337640 / NA-NA

ADDRESS: 650 TALON TRCE , BIRMINGHAM, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/09/2025 09:56:05 AM  
\$37.00 JOANN  
20250109000009850

*Allen S. Bevil*