

THIS DOCUMENT PREPARED BY:

VICTORIA G. MYERS, ESQ.
AMP LAW LLC
3590 B. Pelham Parkway, #107
Pelham, Alabama 35124

SEND TAX NOTICE TO:

DEBORAH HYAMS
7053 Sunny Lane
Hoover, AL 35244



20250113000011670 1/3 \$553.50
Shelby Cnty Judge of Probate, AL
01/13/2025 11:24:43 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten (\$10) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, GRANTOR DEBORAH HYAMS, an unmarried adult person, remises, releases, and quitclaims to **the DH TRUST 2025**, hereinafter the GRANTEE, all her right, title, interest, and claim to the following described real estate situated in Shelby County, Alabama, to-wit:

*Lot 4220A, according to the Resurvey of Abingdon by the River, Phase 3,
as recorded in Map Book 54, Page 71 in the Probate Office of Shelby County, Alabama.*

Parcel No. 13 2 03 2 002 020.000 (Shelby Co. Property Tax Commission)

SUBJECT TO ALL MATTERS OF RECORD.

This real property is located at the following address: 7053 Sunny Lane, Hoover, Alabama 35244. This is the same address as that of the Trust. Grantor reserves no rights aside from those specified in the DH TRUST 2025, which is a revocable *inter vivos* Trust.

TO HAVE AND TO HOLD unto the Grantee, DH TRUST 2025.

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, hereto sets her hands this the 6 day of January, 2025.



Signature DEBORAH HYAMS, Grantor

Shelby County, AL 01/13/2025
State of Alabama
Deed Tax: \$525.50

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STATE OF ALABAMA

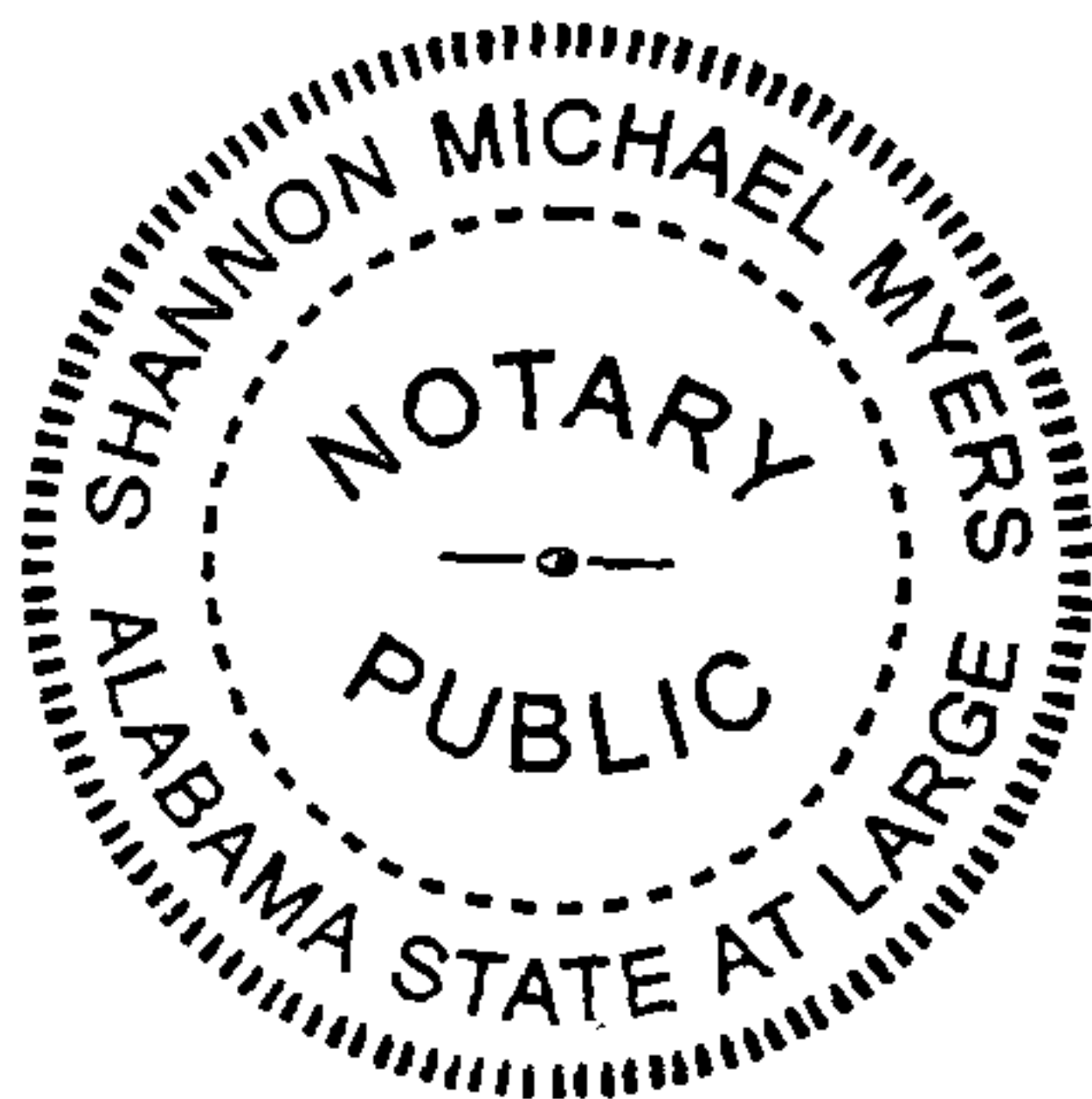
)

COUNTY OF SHELBY

)

Before me, the undersigned authority, personally appeared **DEBORAH HYAMS**, whose name as Grantor is affixed to the foregoing Deed, who is known to me and who being first duly sworn deposes and says that she is informed and believes and that upon such information and belief states that the facts set out in the foregoing are true and correct.

Sworn to and subscribed before me on the 6th day of January 2025.



NOTARY PUBLIC SIGNATURE

My Commission Expires

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 Deborah Hyams
Mailing Address 7053 Sunny Lane
Hoover, AL 35244

Grantee's Name DH Trust 2025
Mailing Address 7053 Sunny Lane
Hoover, AL 35244

Property Address 7053 Sunny Lane
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 525,100.00

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 Property Tax Assessment Statement 2024
☐ 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 any

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 January 6, 2025

Print Deborah Hyams, DH Trust 2025

☐ Unattested

(verified by)

Sign

Deborah Hyams

(Grantor/Grantee/Owner/Agent) circle one

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