

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Reference Number: 1280676918

Mail Tax Statements to: Anthony DeLeonard and Stephanie DeLeonard,  
201 Stone Circle, Pelham, AL 35124

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STATE OF ALABAMA  
COUNTY OF SHELBY

### **QUITCLAIM DEED**

ANTHONY DELEONARD, as Personal Representative of THE ESTATE OF MARK ANTHONY DELEONARD, deceased, whose mailing address is 201 Stone Circle, Pelham, AL 35124, hereinafter referred to as "Grantor"

and

ANTHONY DELEONARD, a single man and STEPHANIE DELEONARD, a single woman, whose mailing address is 201 Stone Circle, Pelham, AL 35124, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 172, according to the Survey of Cottages at Stonehaven Third Additions, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed unto Mark A. DeLeonard by Quitclaim Deed dated September 25, 2017 and recorded October 2, 2017, as Instrument No. 20171002000358470, in the Office of the Judge of Probate of Shelby County, State of Alabama.

The said Mark A. DeLeonard departed this life on November 3, 2023 thereby vesting title to such property to Anthony DeLeonard, as surviving Personal Representative of The Estate of Mark A. DeLeonard, deceased, as recorded on January 22, 2024, in the Probate Court of Shelby County, Alabama as Case No. PR-2024-000045.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

This is being deeded to the Grantee(s), both pursuant to the terms of the will and taxes will not have to be collected on the Market Value of \$278,300.00.

**SIGNATURE PAGE TO FOLLOW**

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 6 day of January, 2025.

ANTHONY DELEONARD, as Personal Representative of THE ESTATE OF MARK ANTHONY DELEONARD, deceased ~~Anthony DeLeonard~~ as personal representative of the estate of Mark Anthony DeLeonard, deceased.

By \_\_\_\_\_

Print Name: Anthony DeLeonard as personal representative of the estate of Mark Anthony DeLeonard deceased

Title: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF Shelby

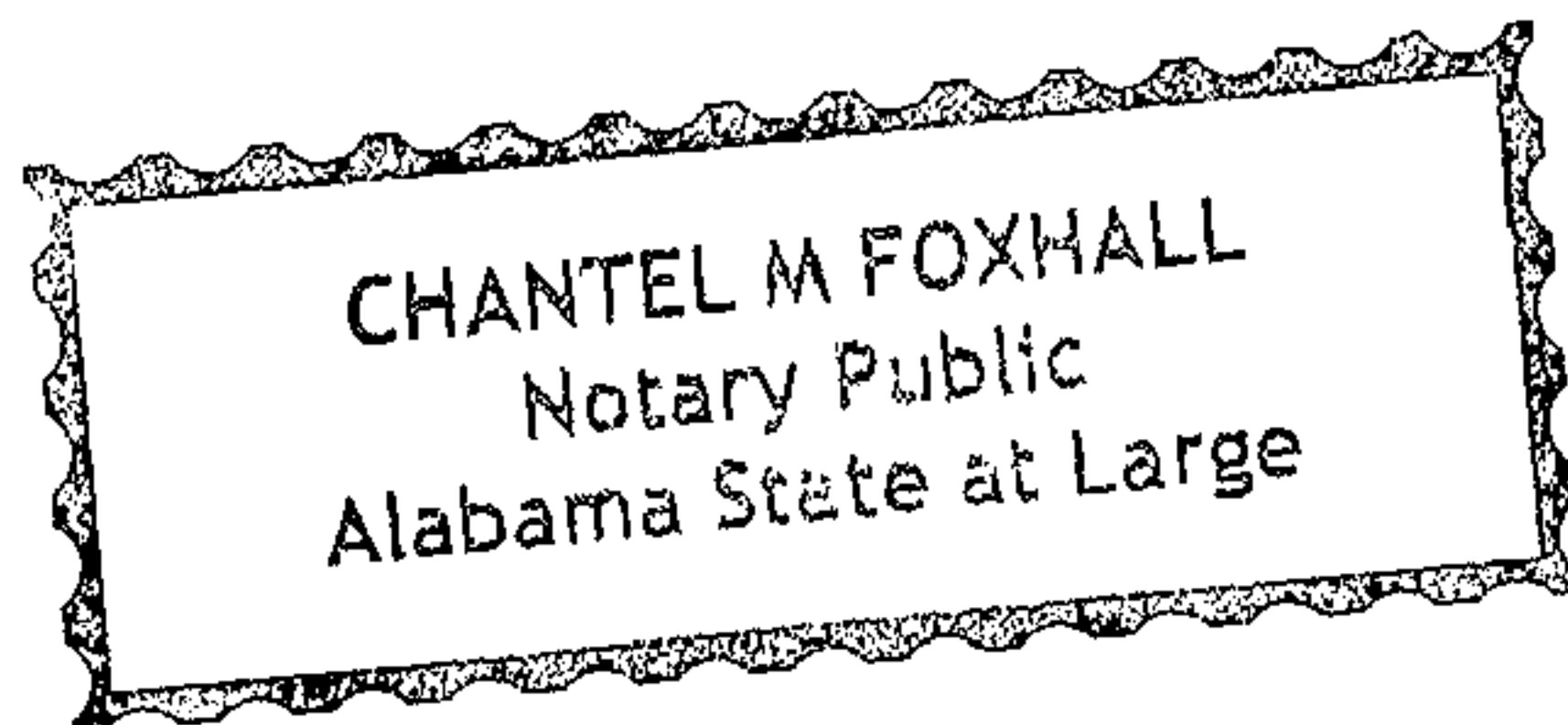
I, the undersigned Notary Public in and for said County and State, hereby certify that ANTHONY DELEONARD, as Personal Representative of THE ESTATE OF MARK ANTHONY DELEONARD, deceased, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 6 day of January, 2025.

Chantel M Foxhall  
\_\_\_\_\_  
Notary Public

Chantel M Foxhall  
\_\_\_\_\_  
Print Name

My Commission expires: 1.5.2028



This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
Gulf Coast ADR, LLC, 139 Cox Creek Parkway #310, Florence, AL 35630

Grantor's address:  
Anthony DeLeonard, as Personal Representative of The Estate of Mark Anthony DeLeonard, deceased, 201 Stone Circle, Pelham, AL 35124

Grantee's address:  
Anthony DeLeonard and Stephanie DeLeonard, 201 Stone Circle, Pelham, AL 35124

### Real Estate Validation Form

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

Grantor's Name Anthony DeLeonard, as Personal Representat  
Mailing Address 201 Stone Circle  
Pelham, AL 35124

Grantee's Name Anthony DeLeonard  
Mailing Address 201 Stone Circle  
Pelham, AL 35124

Property Address 201 Stone Circle  
Pelham, AL 35124

Date of Sale 1/6/2025  
Total Purchase Price \$ -  
or  
Actual Value \$ -  
or  
Assessor's Market Value \$ 278,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other \_\_\_\_\_

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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1.6.2025

Print Anthony DeLeonard

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/14/2025 10:12:17 AM  
\$32.00 PAYGE  
20250114000012830

*Allen S. Boyd*