

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 12 day of December, 2024

GRANTOR:

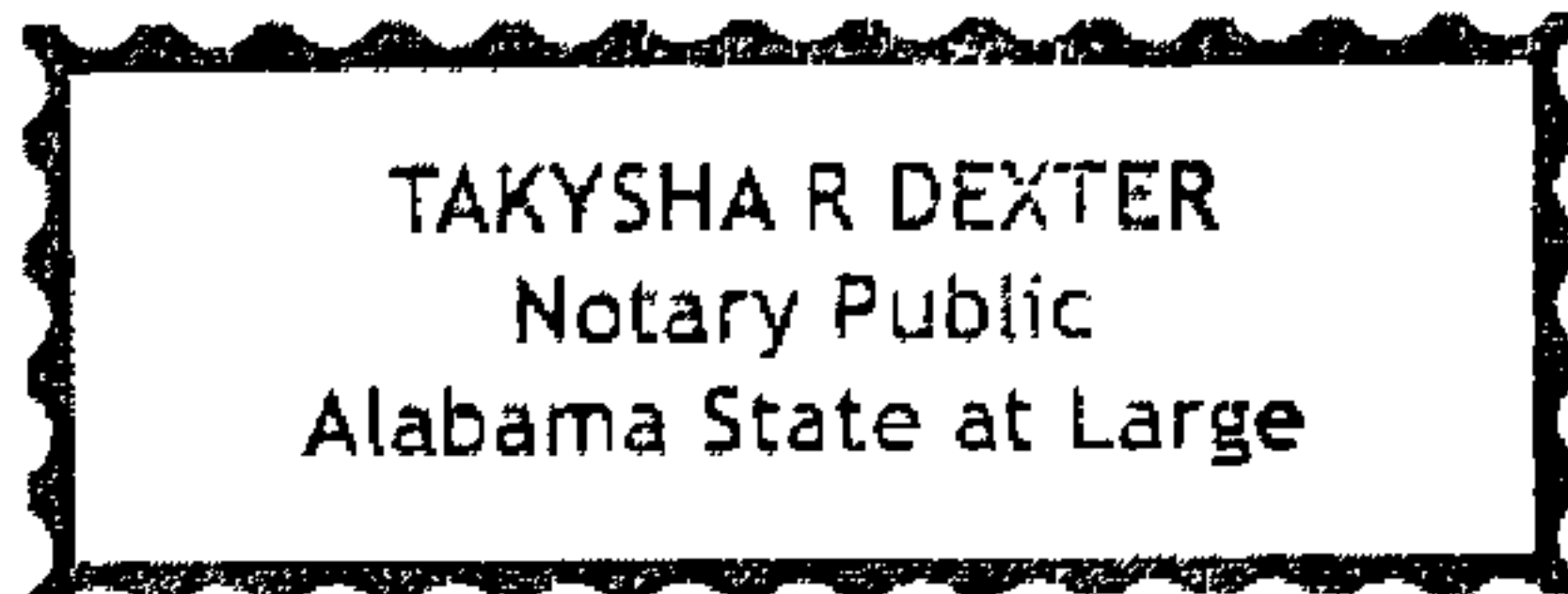
Hubert T. Prevo (SEAL)  
HUBERT T. PREVO

STATE OF AL  
COUNTY OF Jefferson

I, Takysa R Dexter, the undersigned Notary Public in and for said State and County, hereby certify that HUBERT T. PREVO, an unmarried man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of December, 2024.

[Affix Notary Seal]



Takysa R Dexter  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 11/12/2025

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

MADISON SETTLEMENT SERVICES, LLC  
580 CARLISLE STREET  
SUITE B  
HANOVER, PA 17331

The Grantee's address is:

LEONETTA PREVO  
3064 OLD CAHABA PARKWAY  
HELENA, AL 35080

GRANTOR:

Leoneta Prevo also known as  
Leoneta D. Prevo (SEAL)  
LEONETTA PREVO, also known as  
LEONETA D. PREVO

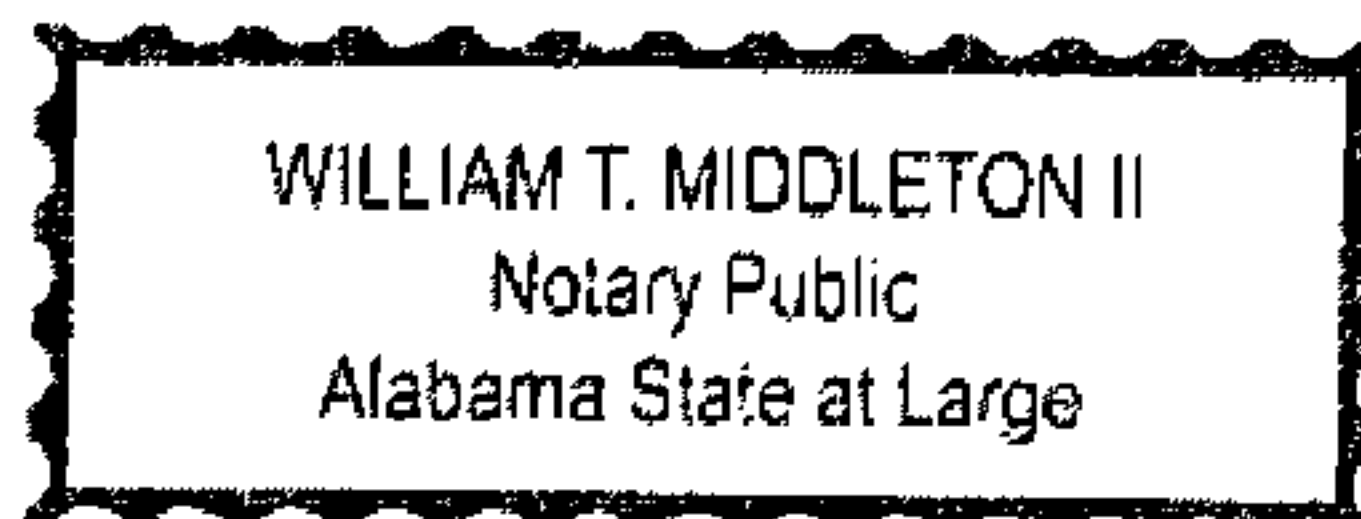
STATE OF Alabama  
COUNTY OF Shelby

I, William T. Middleton II, the undersigned Notary Public in and for said State and County, hereby certify that LEONETTA PREVO, also known as LEONETA D. PREVO, an unmarried woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of December, 20 24.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 7/1/2028  
William T. Middleton II



**EXHIBIT A**

**[Legal Description]**

All the following described real estate situated in Shelby County, Alabama, to-wit as follows:

LOT 81 A, A RESURVEY OF LOTS 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 & 83, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA II-B, AS RECORDED IN MAP BOOK 30, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

*The parties hereto confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LEONETTA PREVO and  
 Mailing Address \*HUBERT T. PREVO  
3064 Old Cahaba Parkway  
Helena, AL 35080

Grantee's Name LEONETTA PREVO  
 Mailing Address 3064 Old Cahaba Parkway  
Helena, AL 35080

Property Address 3064 Old Cahaba Parkway  
Helena, AL 35080

Date of Sale 12.24.2024  
 Total Purchase Price \$ 0.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/23/2025 01:56:03 PM  
 \$414.50 PAYGE  
 20250123000022680

or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 380,500

*Ann S. Byrd*

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other Quit Claim Deed

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 12-12-24

Print Hubert T. Prevo

Unattested

Sign

*Hubert T. Prevo*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1