

**Upon recording return this instrument to:**

Justin Laddie and Amanda L. Laddie  
75 Big Pine Drive  
Helena, Alabama 35080

**RECORDING USE ONLY:**

Billy Cunningham  
2233 2nd Ave North  
Birmingham, AL 35203

**Mail tax notice to:**

Justin Laddie and Amanda L. Laddie  
75 Big Pine Drive  
Helena, Alabama 35080

**This instrument was prepared by:**

The following information is offered in lieu of submitting  
an RT-1 Real Estate Sales Validation Form pursuant to  
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing  
Address:**

Timothy Russell Taylor  
52 Red Oak Road  
Helena, Alabama 35080

**Grantee's Name and Mailing  
Address:**

Justin and Amanda L. Laddie  
75 Big Pine Drive  
Helena, Alabama 35080

**Property Address:**

75 Big Pine Drive  
Helena, Alabama 35080

**Date of Conveyance:**

January 30 2025

**To Clear Title**

Value: \$500.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale    ☐ Sales Contract    ☐ Closing Statement    ☐ Appraisal    ☒ Other

**STATE OF ALABAMA            )  
COUNTY OF SHELBY        )**

**DEED**

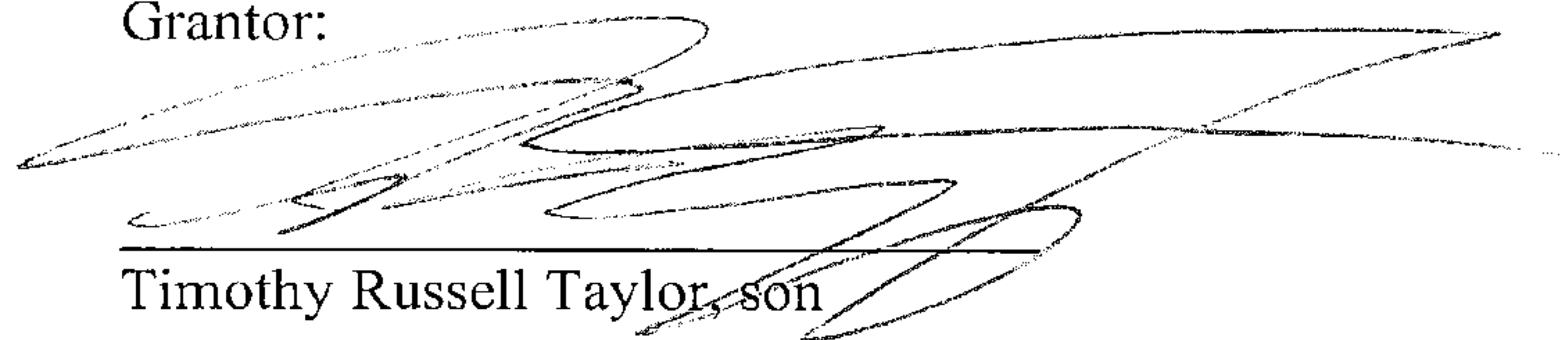
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Timothy Russell Taylor, a married man and the son in the Taylor Family Subdivision (hereinafter referred to as the "Grantor" whether one or more), in hand paid by Justin Laddie and wife Amanda L. Laddie (hereinafter referred to as the "Grantee" whether one or more), the receipt of which is hereby acknowledged, the Grantor does hereby remise, release, quitclaim, and convey unto the Grantee for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of Grantor's right, title, and interest in and to that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof.

Grantor being a family member in the Taylor Family Subdivision at Parkview.

TO HAVE AND TO HOLD unto to the Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 30<sup>th</sup> day of January, 2025.

Grantor:

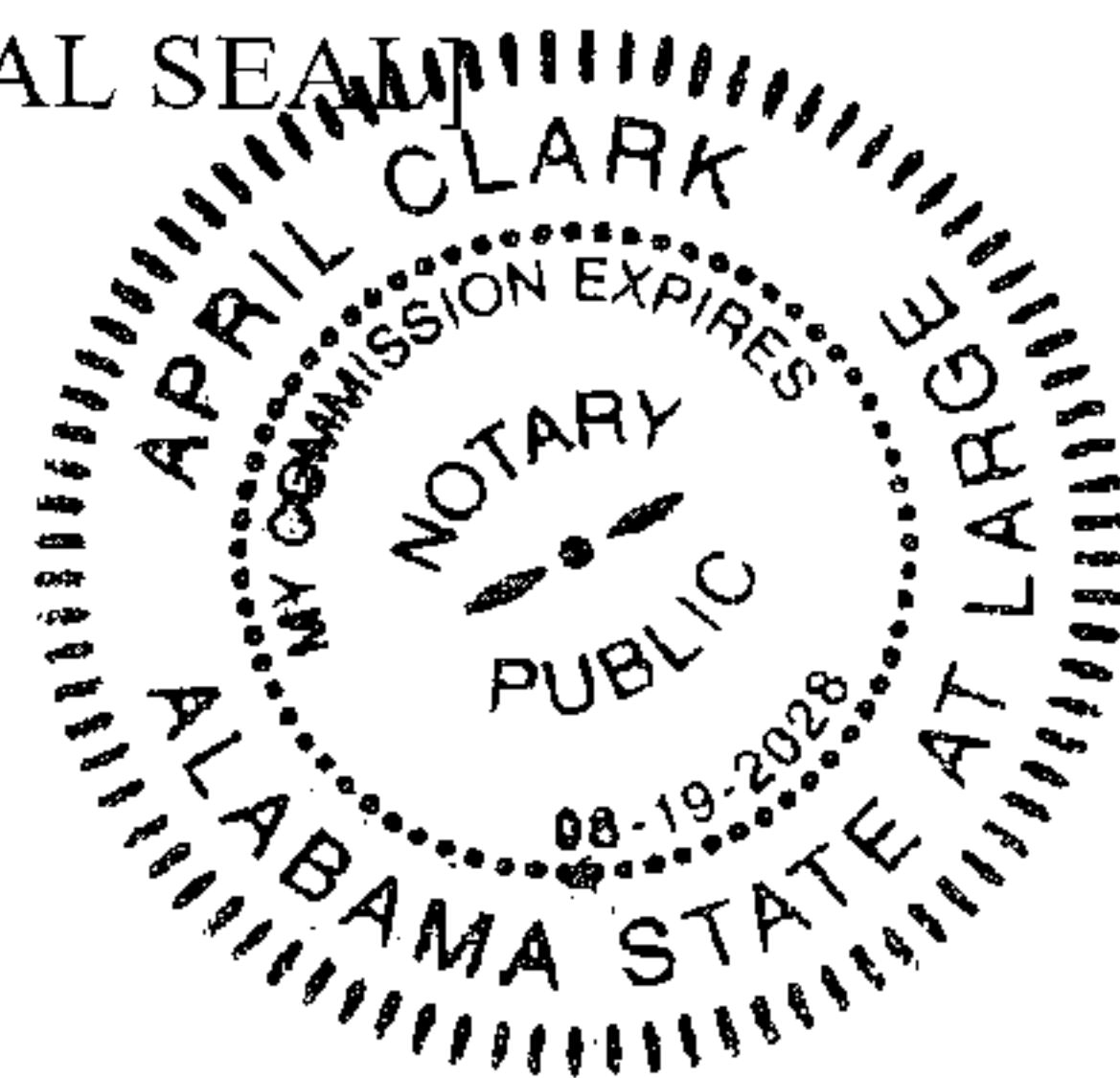
  
Timothy Russell Taylor, son

STATE OF ALABAMA                   )  
COUNTY OF SHELBY               )

I, the undersigned, a Notary Public in and for the State and County certify that, Timothy Russell Taylor, a married man 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 said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of January, 2025.

[NOTORIAL SEAL]



April Clark  
Notary Public  
My commission expires: 8-19-28

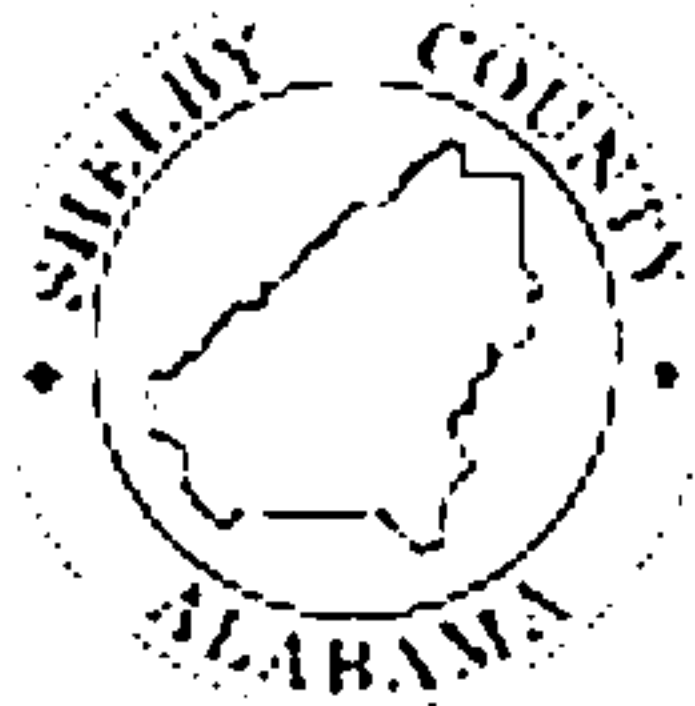
**EXHIBIT A**

**Legal Description**

**Lot 2, according to the Taylor Family Subdivision at Parkview as recorded in Map Book 54, Page 81, in the Probate Office of Shelby County, Alabama.**

**The above described property does not constitute any portion of the homestead of the grantor or of the spouse of the grantor.**

**Subject to any easements, restrictions, rights of way, limitations and conditions as recorded in the Probate Office of Shelby County, Alabama.**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2025 11:48:21 AM  
\$29.00 PAYGE  
20250206000036730**

*Allie S. Bayl*