

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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 me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **NANCY BROWN**, a widow, the undersigned Grantor, hereby remise, release, quitclaim, grant, and convey all of my interest to **STEPHEN BROWN, Trustee of the Nancy Brown Irrevocable Trust dated February 6, 2025**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 1, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To: Existing Mortgages, Easement, Rights-of-ways, restrictions, conditions and covenants of record.

Source of title: Instrument Number 20100901000282360.

Property remains the Homestead of the Grantor.

This deed was prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

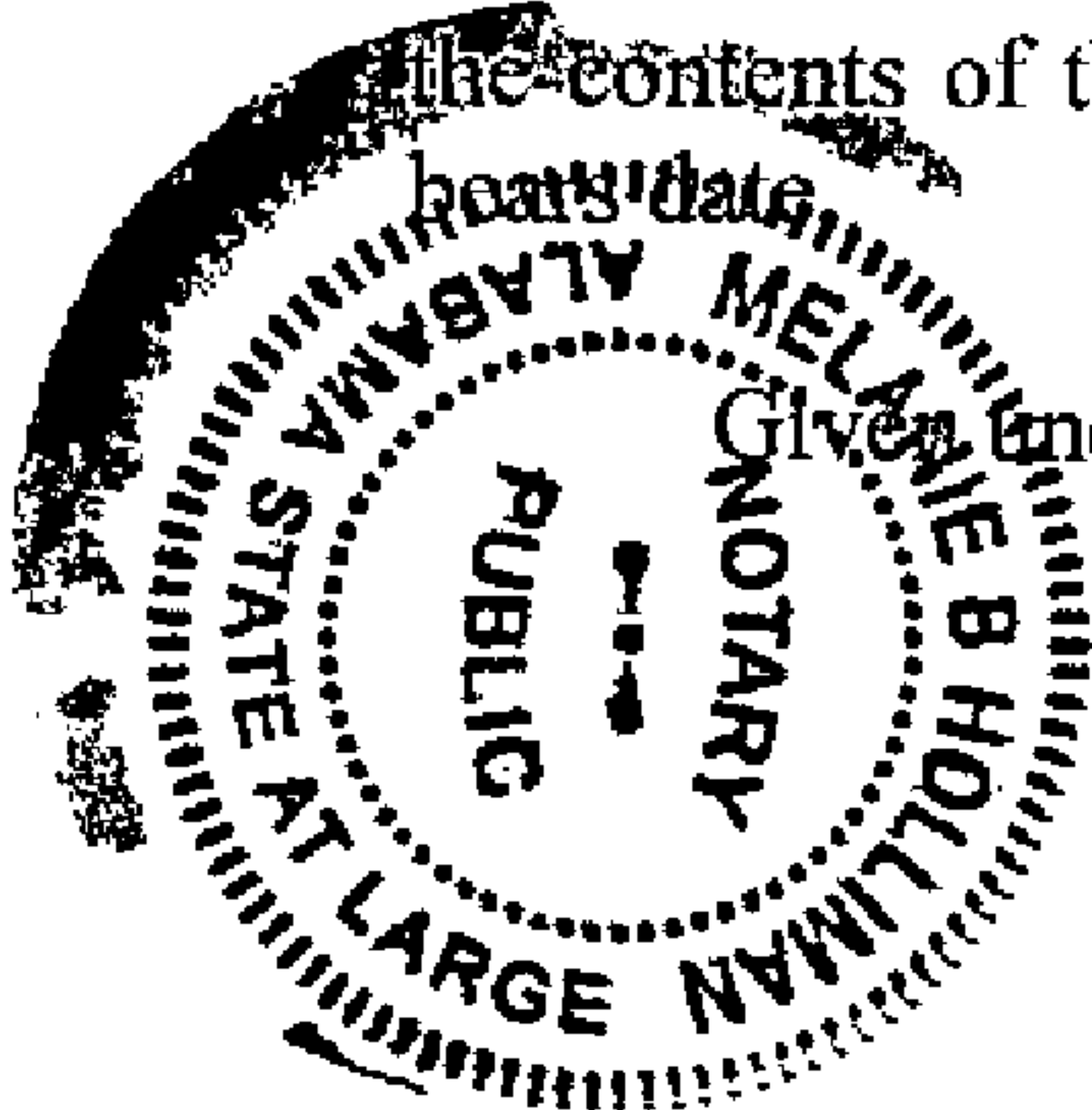
TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 6th day of February 2025.

Nancy Brown (SEAL)
Nancy Brown

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that, **Nancy Brown.**, 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 the conveyance, she executed the same voluntarily on the day the same



Given under my hand and official seal, this 6th day of February 2025.

Melanie B. Holliman
Notary Public

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

My Commission Expires 06-08-2027.

Grantor's Address:

100 Waterloo Bend
Birmingham, AL 35242

Grantee's Address

100 Waterloo Bend
Birmingham, AL 35242

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

Grantor's Name Nancy Brown
 Mailing Address 100 Waterloo Bend
Birmingham, AL 35242

Grantee's Name Stephen Brown, Trustee of the
 Mailing Address Nancy Brown Irrevocable Trust
100 Waterloo Bend
Birmingham, AL 35242

Property Address 100 Waterloo Bend
Birmingham, AL 35242

Date of Sale 2-6-2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 605,700.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/07/2025 10:29:58 AM
 \$634.00 PAYGE
 20250207000038060

Miss 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☒ Appraisal☐ Sales Contract☐ Other☐ 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 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 2-6-25

Print

Michael Bradford

Unattested

Sign

Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**