THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

| This document prepared by: Jack T. Carney Carney Law, LLC |)) | Send tax notice to: Steven James and Katheryn Stuart Willing 480 Hillandel Drive | | |
|---|--------|---|--|--|
| PO Box 43647 |) | Hoover, Alabama 35244 | | |
| Birmingham, Alabama 35243 (205) 802-0696 | ·) | | | |
| STATE OF ALABAMA SHELBY COUNTY | ·)) | 20250226000056800 1/4 \$313.00 Shelby Cnty Judge of Probate, AL 02/26/2025 10:21:38 AM FILED/CERT | | |

- Above This Line Reserved for Official Use -

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven James Willing**, a married man, hereinafter referred to as "Grantor," does hereby remise, release, quitclaim, grant, and convey unto, **Steven James Willing and Katheryn Stuart Willing**, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantees," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 1, Block 2 according to the Survey of Havenwood Park, Second Sector as recorded in Map Book 10, Page 47 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

- 1. Taxes for the year 2025 and subsequent years;
- 2. 100' building lines as shown by recorded Map;
- 3. Easement of undetermined width south, 10' easement northwest and 20' easement southwest as shown by recorded Map;
- 4. Right of way to Alabama Power Company as recorded in Volume 102, page 53 in the Probate Office of Shelby County, Alabama;

Shelby County, AL 02/26/2025 State of Alabama Deed Tax:\$282.00

20250226000056800 2/4 \$313.00 Shelby Cnty Judge of Probate, AL 02/26/2025 10:21:38 AM FILED/CERT

5. Restrictions as recorded in Real 96, page 870, Real 108, page 634, Real 132, page 362 and Real 189, page 182 in the Probate Office of Shelby County, Alabama.

This property is the homestead of the Grantor and the Grantees.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the _/_ day of _______, 2025.

STEVEN/AMES WILLING (SEAL)

STATE OF ALABAMA

COUNTY OF Jefferson

ACKNOWLEDGMENT

I, Swah Lather WSM, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that **Steven James Willing** 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, he voluntarily executed the same on the day the same bears date. Given under my hand this the day of the conveyance, he was a supplied to the same on the day the same bears date. Given under my hand this the day of the conveyance, he was a supplied to the same on the day the same bears date. Given under my hand this the day of the conveyance, he was a supplied to the same on the day the same bears date. Given under my hand this the day of the conveyance, he was a supplied to the same on the day the same bears date.

Signature of Notary Public

My Commission expires: WW 202

[GRANTOR'S SPOUSE'S SIGNATURE ON THE FOLLOWING PAGE AS EVIDENCE OF CONSENT HERETO]

20250226000056800 3/4 \$313.00 Shelby Cnty Judge of Probate, AL 02/26/2025 10:21:38 AM FILED/CERT

Katheryn Stuart Willing (SEAL)

STATE OF ALABAMA

)
COUNTY OF TEHEWSM

)
ACKNOWLEDGMENT
)

I, Sarah Katherine Huser, a Notary-Public, within and for the State of Alabama and County of Jefferson, hereby certify that Katheryn Stuart Willing 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 voluntarily executed the same on the day the same bears date. Given under my hand this hand this had a few ways.

Signature of Notary Public

My Commission expires: 110 2025

Real Estate Sales Validation Form

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

| Grantor's Name | Steven James Willing | | Grantee's Name Steven James Willing and Katheryn Stuart Willing | | | |
|--|---|--|---|--|--|--|
| Mailing Address | Address 480 Hillandel Dr Mailing Addre | | Mailing Address | ss 480 Hillandel Dr | | |
| | Hoover, AL 35244 | | | Hoover, AL 35244 | | |
| Property Address | 480 Hillandel Dr | • | Date of Sale | 2/11/2025 | | |
| | Hoover, AL 35244 | Tota | al Purchase Price | \$ | | |
| | | | or | • | | |
| 2025022500055000 | | Actu | al Value | \$ | | |
| 20250226000056800 Shelby Cnty Judge | of Probate. Al | A | or | A | | |
| 02/26/2025 10:21: | 38 AM FILED/CERT | Assesso | or's Market Value | \$ 281,840.00 | | |
| | ne) (Recordation of d | | ence is not requir aisal | ed) | | |
| If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. | | | | | | |
| | | Instruction | 3S | | | |
| | d mailing address - pro ir current mailing addre | | the person or pe | rsons conveying interest | | |
| Grantee's name and to property is being | • | ovide the name o | f the person or pe | ersons to whom interest | | |
| Property address - | the physical address c | of the property be | ing conveyed, if a | vailable. | | |
| 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. | | | | | | |
| excluding current uresponsibility of value | se valuation, of the pro | pperty as determi erty tax purposes | ned by the local o | ate of fair market value, official charged with the the taxpayer will be penalized | | |
| accurate. I further | | lse statements cla | aimed on this forr | ed in this document is true and n may result in the imposition | | |
| Date 2 21202 | | Print | Jack T. Cum | 27 | | |
| Unattested | • | Sign | Jack 1.0 | w. | | |
| • | (verified by) | • | (Granter) | e/Owner Agent) circle one | | |
| | | Print Form | , | Form RT-1 | | |