

This document prepared by:
Jack T. Carney
Carney Law, LLC
PO Box 43647
Birmingham, Alabama 35243
(205) 802-0696

Send tax notice to:
Steven James and Katheryn Stuart Willing
480 Hillandale Drive
Hoover, Alabama 35244

20250226000056800 1/4 \$313.00
Shelby Cnty Judge of Probate, AL
02/26/2025 10:21:38 AM FILED/CERT

QUITCLAIM DEED

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:

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

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 11 day of February, 2025.

Steven James Willing (SEAL)
STEVEN JAMES WILLING

STATE OF ALABAMA)

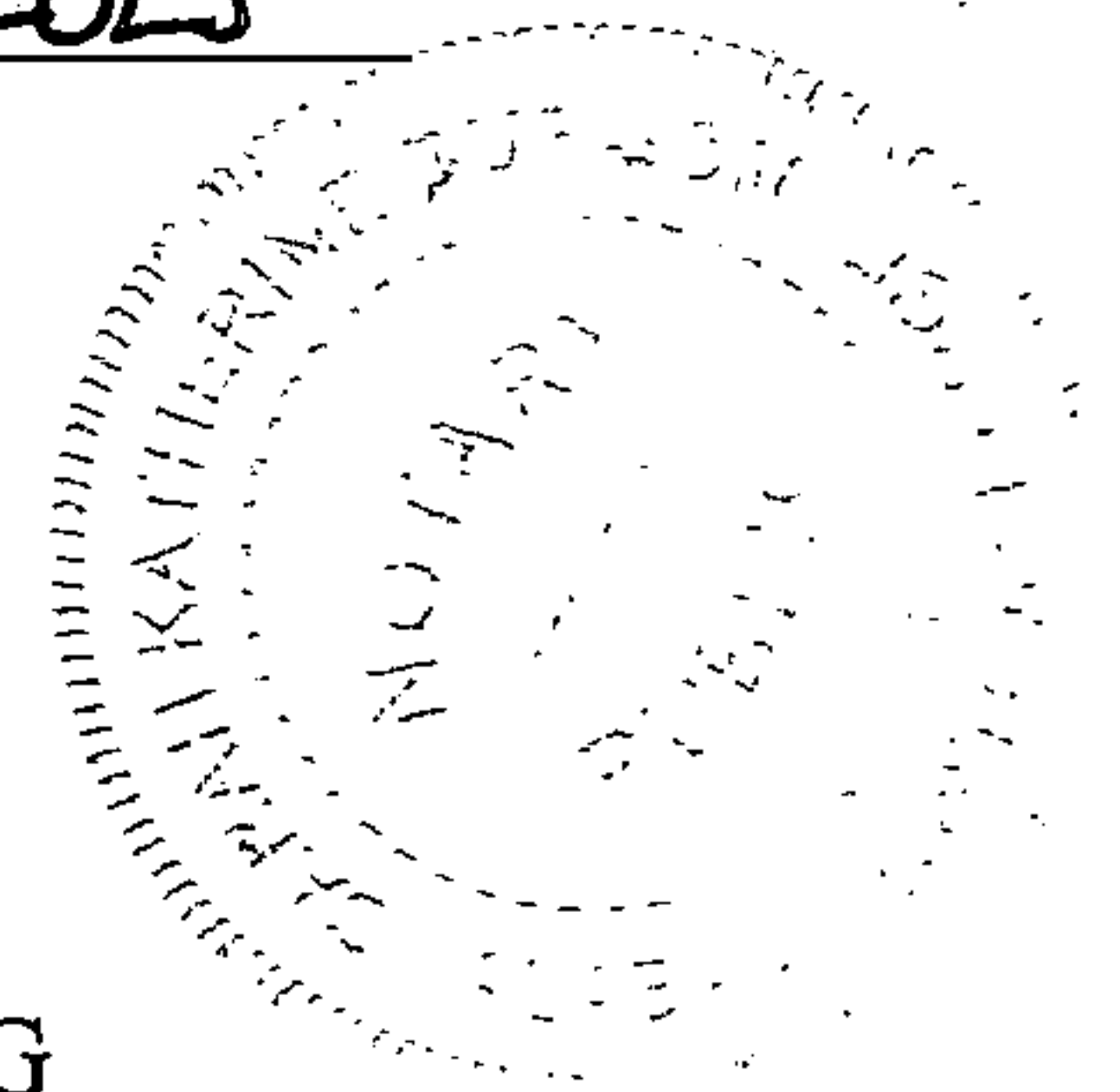
COUNTY OF Jefferson)

) ACKNOWLEDGMENT
)

I, Sarah Katherine Burson, 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 11th day of February, 2025.

Sarah Katherine Burson
Signature of Notary Public

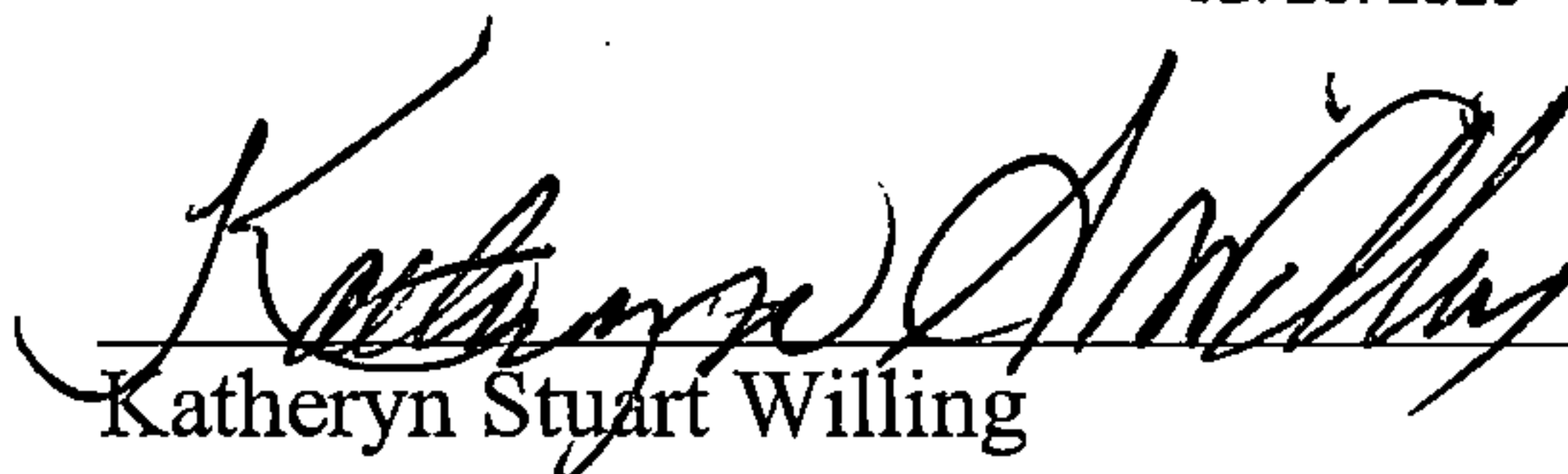
My Commission expires: 11/10/2025



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



20250226000056800 3/4 \$313.00
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 (SEAL)
Katheryn Stuart Willing

STATE OF ALABAMA

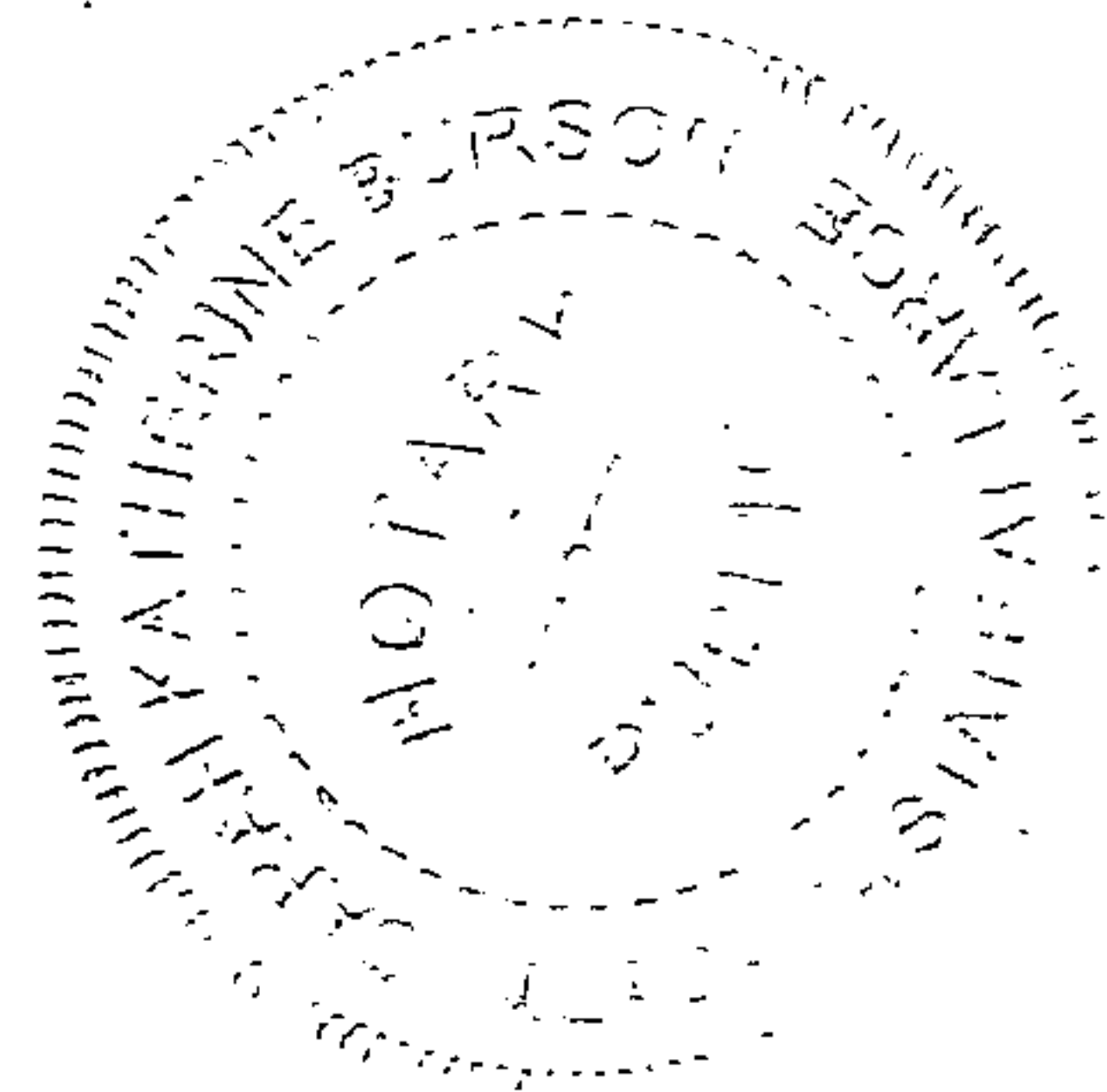
COUNTY OF Jefferson

)
) ACKNOWLEDGMENT
)

I, Sarah Katherine Bursen, 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 11th day of February, 2025.


Signature of Notary Public

My Commission expires: 11/10/2025



Real Estate Sales Validation Form

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

Form RT-1