

THIS INSTRUMENT PREPARED BY:

Jennifer S. Taylor
Attorney at Law
The Alabama Elder Care Law Firm, LLC
200 Office Park Drive, Ste 310
Mtn. Brook, AL 35223
205/390-0101

AFTER RECORDING, MAIL TO:

Rayna Hurdle
174 Stratford Circle
Pelham, Alabama 35124

Source of Title: Map Book: 20211007000489620

Parcel ID: 11 7 36 3 000 028.108

QUITCLAIM DEED with Reservation of Life Estate

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

RAYNA HURDLE, a widow, the GRANTOR;

Whose mailing address is 174 Stratford Circle, Pelham, Alabama, 35124

do hereby grant, bargain, and convey unto

SEAN BRANDON HURDLE and **BRITON LEE HURDLE**, **EVAN CLOYD HURDLE**, the GRANTEES, as Joint Tenants with Rights of Survivorship,

Whose respective mailing addresses are 2697 Autumnwood Drive, Minnetonka, Minnesota, 55305; 801 Lisa Lane, Mulvane KS 67110; and 133 Coleman Way, Calera Way, AL 35040

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

Lot 7, according to the Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY known as: 174 Stratford Circle, Pelham, Alabama, 35124

TAX ASSESSOR'S VALUE: \$278,200.00

DATE OF SALE: 3/27/2025

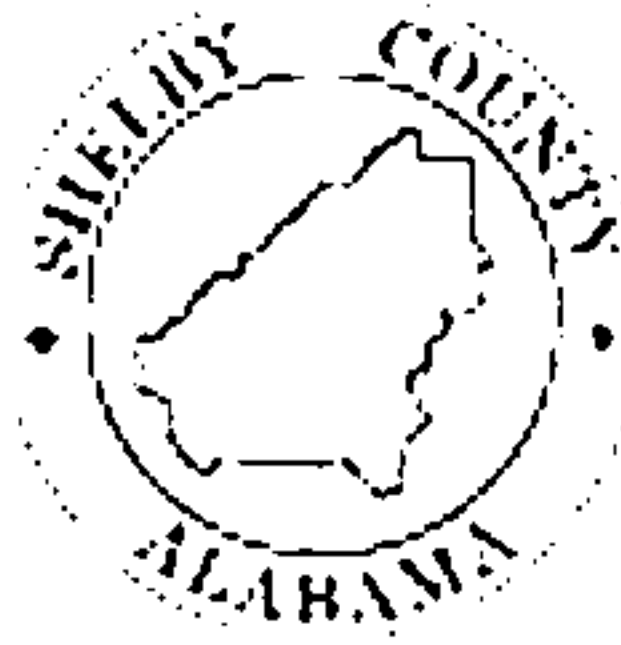
TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said grantor

is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/07/2025 09:50:25 AM
 \$305.50 JOANN
 20250407000102460

Allen S. Bayl

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:

1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of his share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

NOTE: The Grantee listed on the previous deed from source of title from 2021, Sylton Hurdle, passed away on December 2, 2021.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 27 day of March, 2025.

Rayna Hurdle

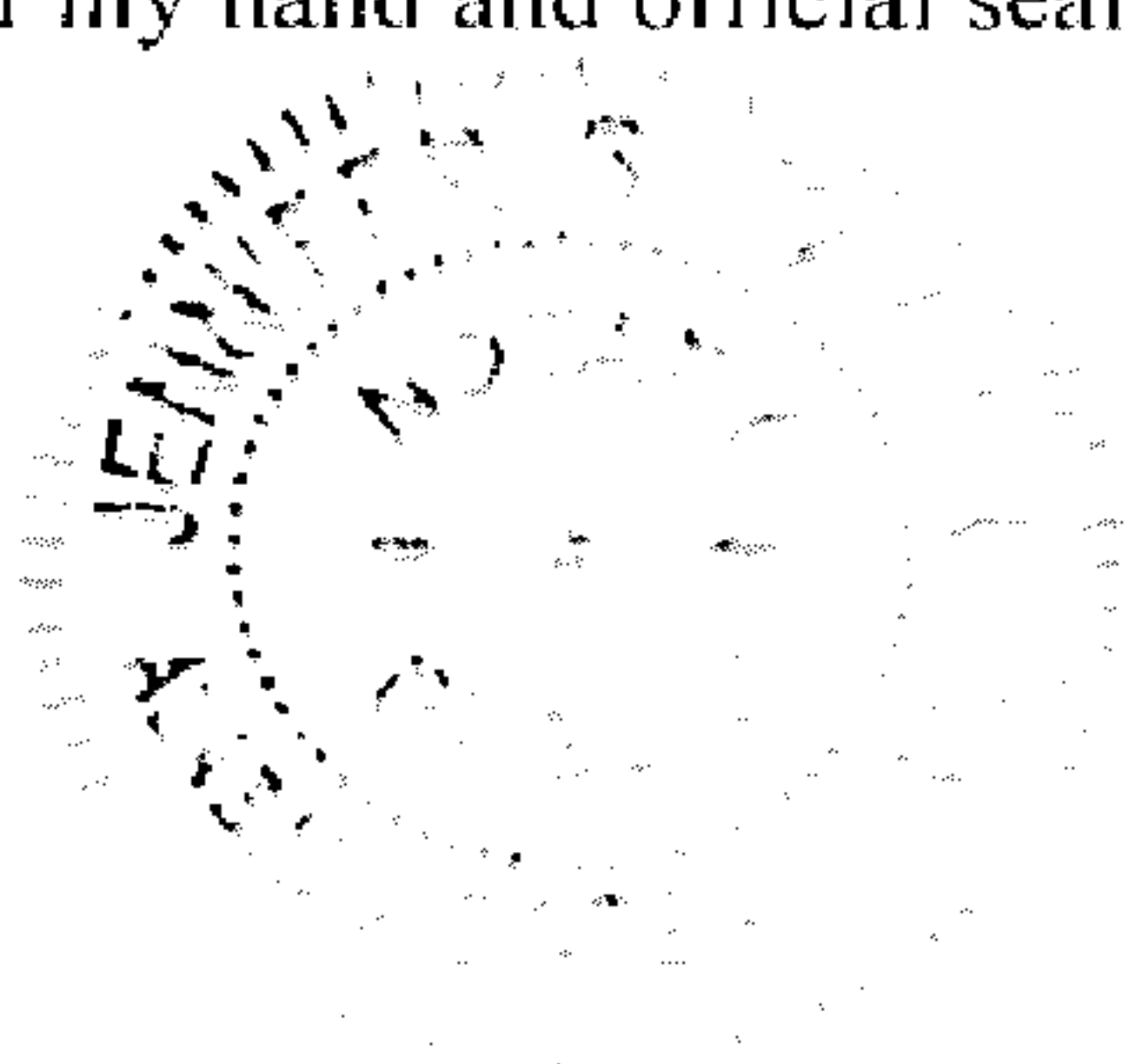
 RAYNA HURDLE

STATE OF ALABAMA)
 JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rayna Hurdle, who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 2025.



Jennifer S Taylor

 Notary Public

JENNIFER S. TAYLOR
 NOTARY PUBLIC, ALABAMA STATE AT LARGE
 MY COMMISSION EXPIRES AUG. 24, 2026