

This Instrument Prepared By:
Lynn Campisi, Esq.
Lynn Campisi, P.C.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Cynthia M. Campbell
Timothy Brian Campbell
141 Seams Way
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20250414000110570 1/4 \$152.00
Shelby Cnty Judge of Probate, AL
04/14/2025 12:17:22 PM FILED/CERT

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Ernest Lee Muir, an unmarried man, by and through his attorney-in-fact, Cynthia M. Campbell, and Cynthia M. Campbell, a married woman, and Timothy Brian Campbell, as the spouse of Cynthia M. Campbell (herein referred to as grantor), do grant, bargain, sell, quitclaim, remise, release, and convey unto Cynthia M. Campbell and Timothy Brian Campbell, as joint tenants, with rights of survivorship (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 160, according to the survey of Wynlake Phase 4D, as recorded in Map Book 36, Page 85, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 2025 and subsequent years,
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

Ernest Lee Muir and Judith A. Muir, as husband and wife, were deeded the above-described real estate as joint tenants, with rights of survivorship, on November 17, 2017, and recorded in the Probate Office of Shelby County, Alabama, under Instrument # 20171116000415080.

Ernest Lee Muir and Judith A. Muir, as husband and wife, deeded the above-described real estate to their daughter, Cynthia M. Campbell, on June 26, 2018, and recorded in the Probate Office of Shelby County, Alabama, under Instrument # ~~20250414000110560~~ granting a life estate to each of them in said property for each of their lives. Judith A. Muir passed away on July 27, 2023. The life estate granted to Ernest Lee Muir's life estate is said property continues to be active and valid for the duration of his life.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to Cynthia M. Campbell and Timothy Brian Campbell, their heirs and assigns forever.

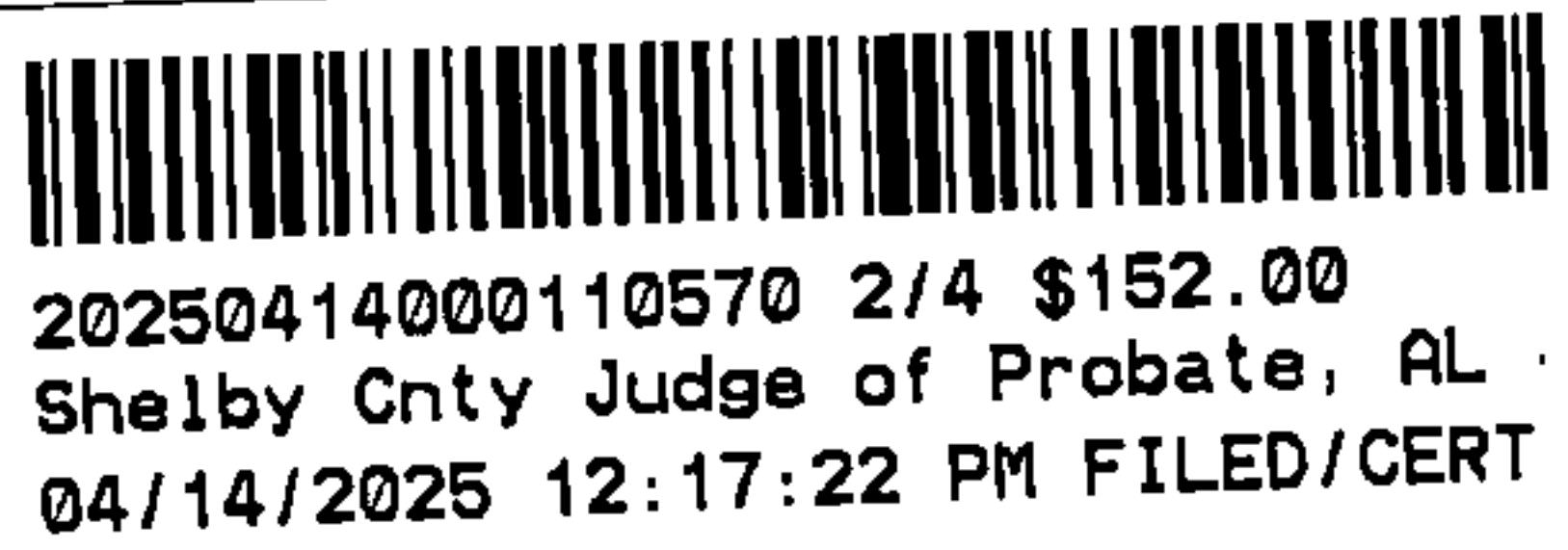
Shelby County, AL 04/14/2025
State of Alabama
Deed Tax: \$119.00

IN WITNESS WHEREOF, Ernest Lee Muir has hereunto set his hand and seal, this
the 14th day of April, 2025.

Cynthia M. Campbell, POA for Ernest Muir
Ernest Muir, by and through his Attorney in Fact, Cynthia M. Campbell

Cynthia M. Campbell
Cynthia M. Campbell

Timothy Brian Campbell
Timothy Brian Campbell, as the spouse of
Cynthia M. Campbell

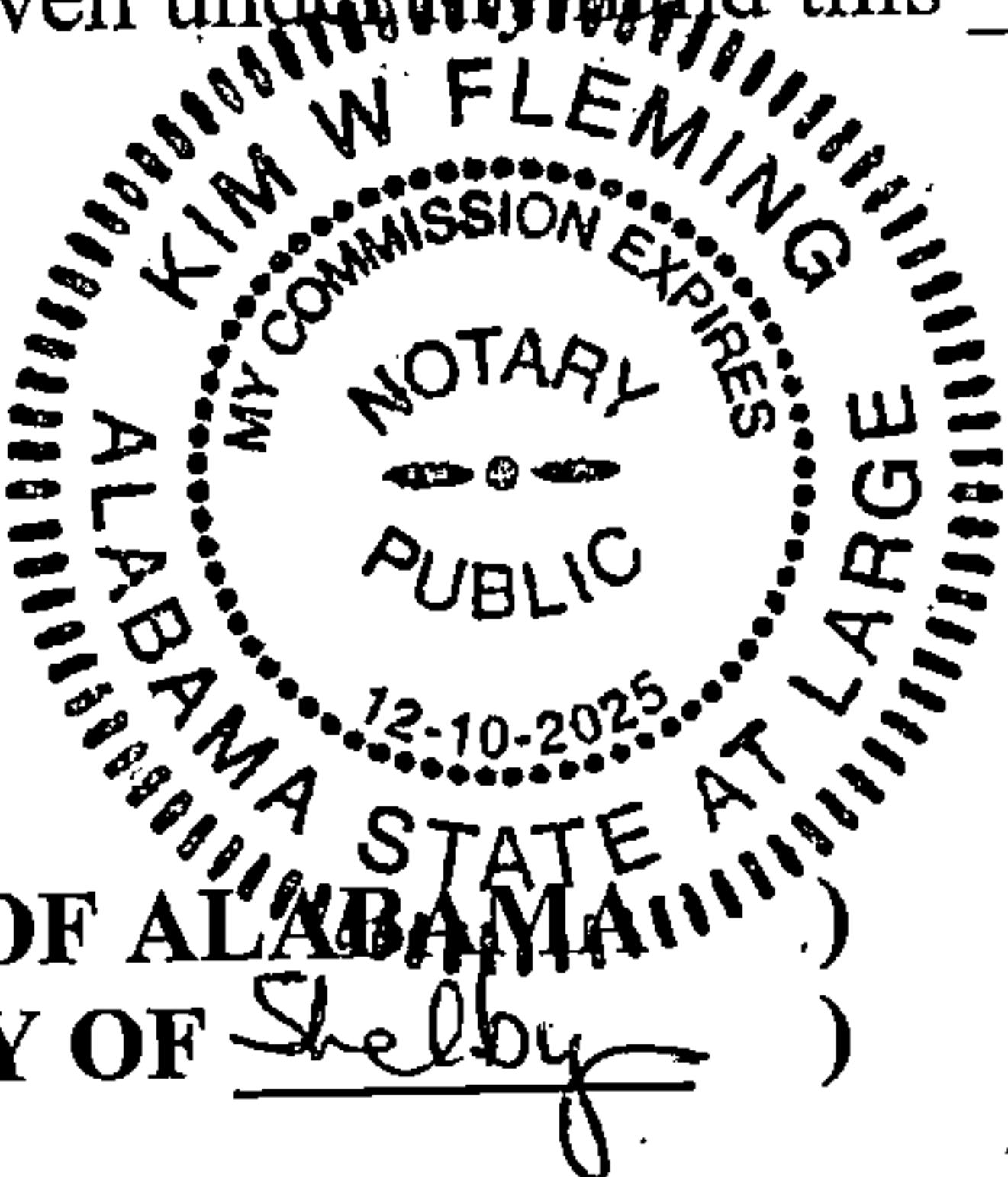


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Ernest Muir, by and through his Attorney in Fact, Cynthia M. Campbell** 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 the instrument, she, executed the same voluntarily.

Given under my hand this 14th day of April, 2025.

[SEAL]



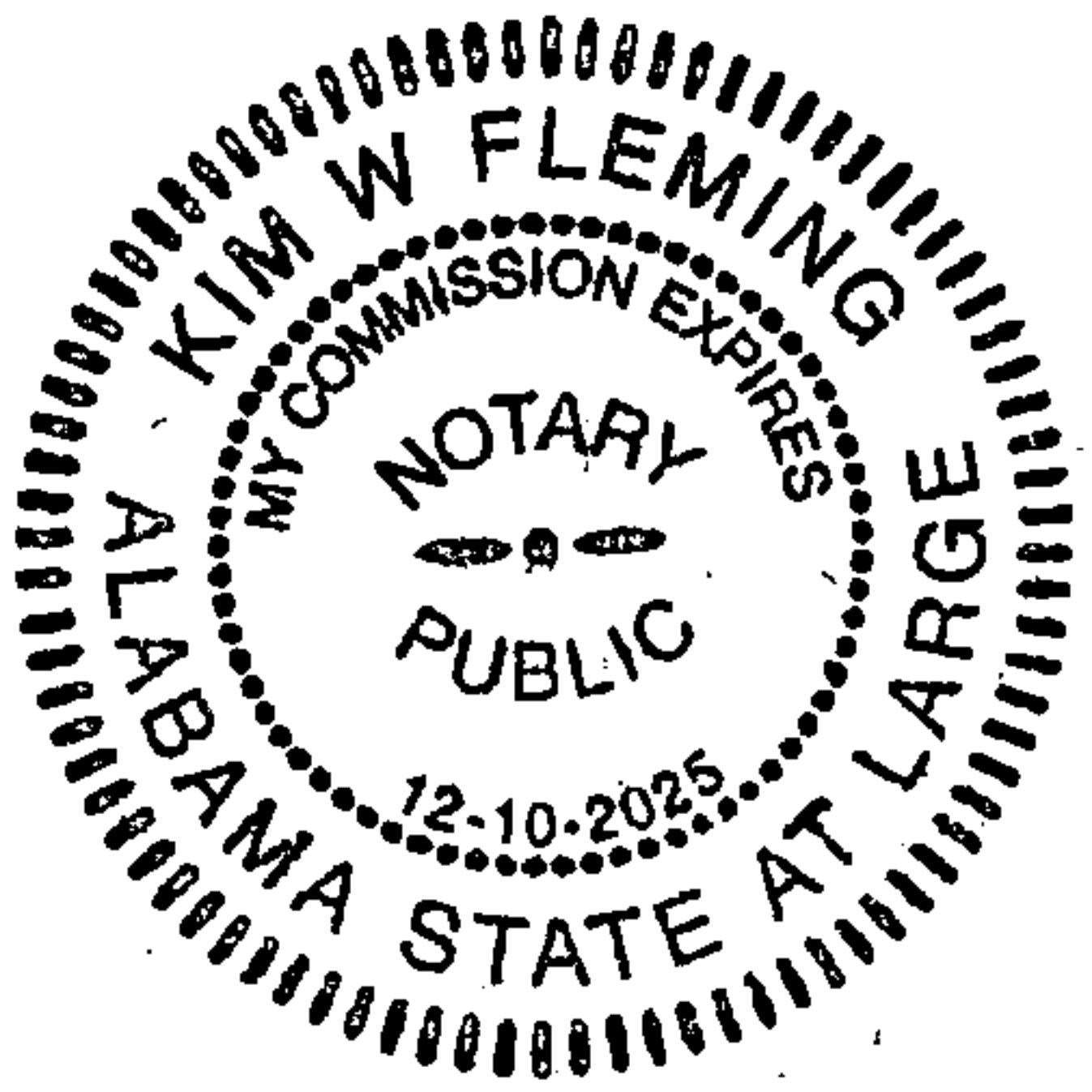
STATE OF ALABAMA
COUNTY OF Shelby

Kim W. Fleming
Notary Public
My commission expires: 12/18/2025

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Cynthia M. Campbell** 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 the instrument, she, executed the same voluntarily.

Given under my hand this 14th day of April, 2025.

[SEAL]



Kim W. Fleming
Notary Public
My commission expires: 12/10/2025

STATE OF ALABAMA
COUNTY OF Shelby

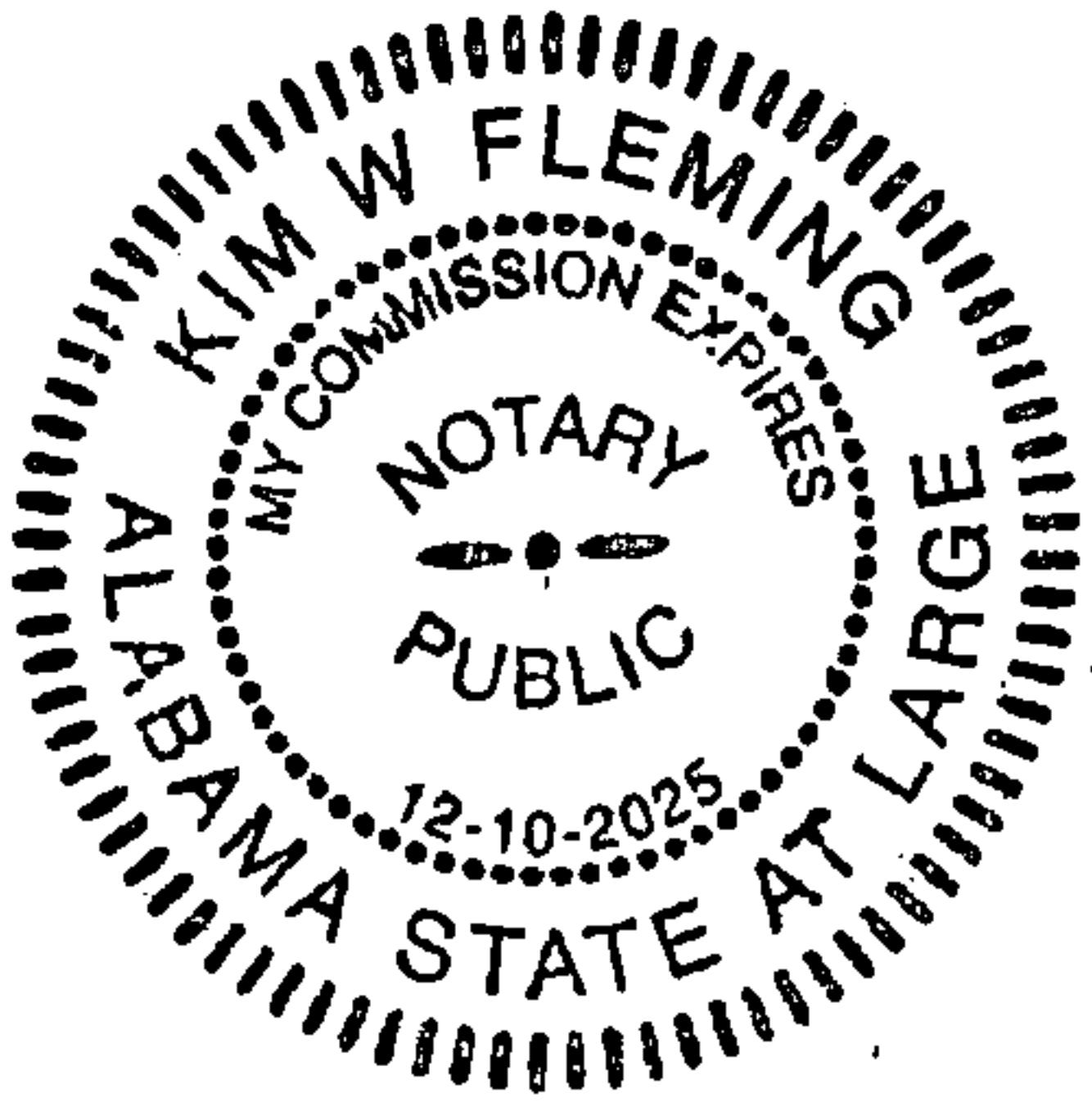


20250414000110570 3/4 \$152.00
Shelby Cnty Judge of Probate, AL
04/14/2025 12:17:22 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Timothy Brian Campbell** 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 the instrument, he, executed the same voluntarily.

Given under my hand this 14th day of April, 2025.

[SEAL]



Kim W. Fleming
Notary Public
My commission expires: 12/10/2025

Real Estate Sales Validation Form

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

Grantor's Name Ernest Lee Muir
Mailing Address Judith A Muir
141 Seams Way
Alabaster AL 35007

Grantee's Name Cynthia M. Campbell
Mailing Address 141 Seams Way
Alabaster, AL 35007

Property Address 141 Seams Way
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 354,300


20250414000110570 4/4 \$152.00
Shelby Cnty Judge of Probate, AL
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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
 Sales Contract
 Closing Statement

Appraisal
 Other

$1/3 = \$118,766$

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 6-26-18

Print Cynthia M. Campbell

Unattested

(verified by)

Sign X Cynthia M. Campbell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1