

THIS INSTRUMENT PREPARED BY:  
Michael Reagan Reeves  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Linda Hinds**  
**7276 County Road 62**  
**Vincent, AL 35178**

STATE OF ALABAMA

**QUITCLAIM DEED**

**[To Clear Title]**

**[Title Not Examined – No Opinion Expressed]**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Linda Hinds, single, Leslie Tyler, married, Laura Duncan, married, Corrine Mullen, a married, and Kathleen Hinds, married** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby remise, release, quitclaim, and convey unto the GRANTEE, **Linda L. Hinds** (hereinafter referred to as GRANTEE), all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Attached Exhibit “A”**

\*Leslie Tyler, Laura Duncan, Corrine Mullen, and Kathleen Hinds, Grantors herein, certify that this property does not constitute their homestead or the homestead of their spouse's\*

\*John Lamar Hinds and Joe Michael Hinds are the sole surviving heirs of John J. Hinds a/k/a John J. Hinds, Jr. John J. Hinds having died on or around October 11, 2001. \*

\*Joann Adcox Hinds, Linda Hinds, Leslie Tyler, and Laura Duncan are the sole surviving heirs of John Lamar Hinds, surviving heir of John J. Hinds a/k/a John J. Hinds, Jr. John Lamar Hinds having died on or around September 15, 2018. \*

\*Linda Hinds, Leslie Tyler, and Laura Duncan are the sole surviving heirs of Joann Adcox Hinds, surviving heir, and spouse, of John Lamar Hinds, heir of John J. Hinds a/k/a John J. Hinds, Jr. Joan Adcox Hinds having died on or around July 16, 2019. \*

\*Corrine Mullen and Kathleen Hinds are the sole surviving heirs of Joe Michael Hinds, surviving heir of John J. Hinds a/k/a John J. Hinds, Jr. Joe Michael Hinds having died on or around December 19, 2018. \*

\*Fannie T. Hinds a/k/a Fannie Lee Hinds a/k/a Fanny Hinds, surviving spouse of John J. Hinds, deeded out her interest to John Lamar Hinds and Joe Michael Hinds in that certain deed recorded in Instrument No. 20100902000284790, in the Probate Office of Shelby County, Alabama. \*


\*Fannie T. Hinds a/k/a Fannie Lee Hinds a/k/a Fanny Hinds, holder of a Life Estate in deed recorded in Instrument No. 20100902000284790, is deceased, having died on or around December 26, 2012. \*

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **7276 County Road 62, Vincent, AL 35178**

TO HAVE AND TO HOLD, unto the said GRANTEE, their successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this **April 18, 2025.**

  
Linda L. Hinds

STATE OF Alabama  
COUNTY OF Calhoun

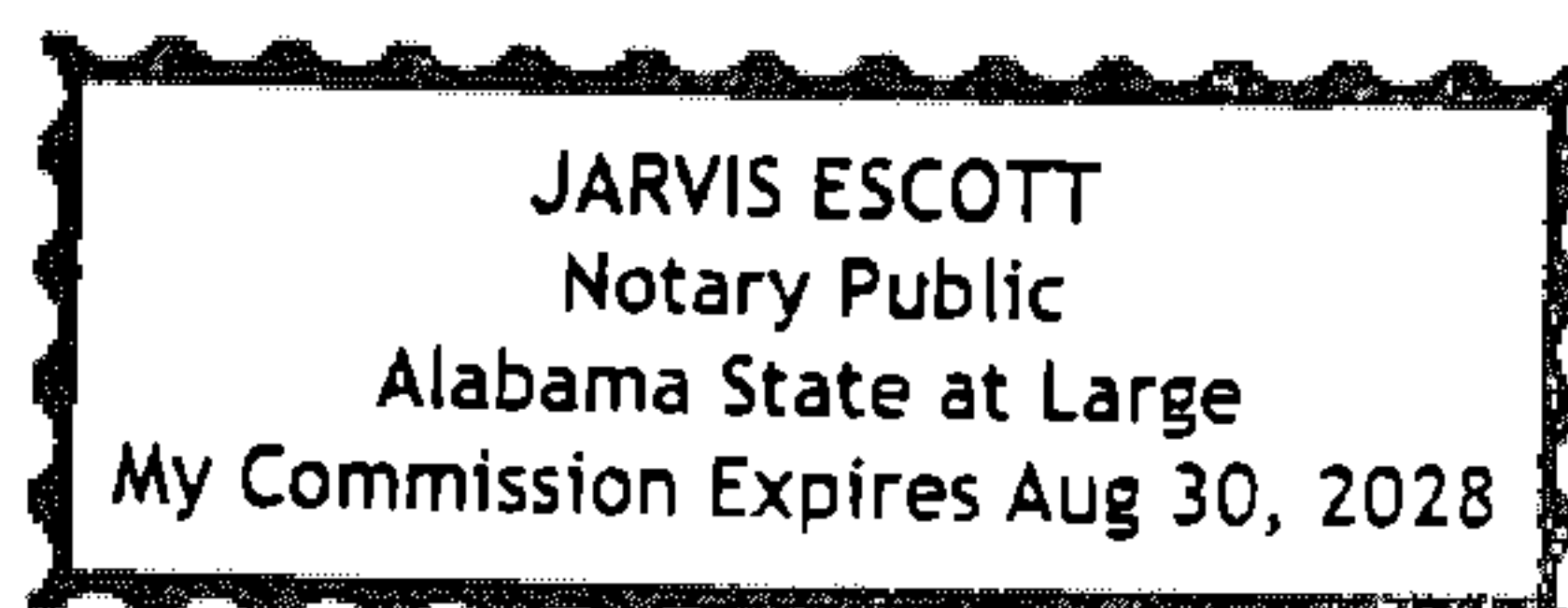
I, the undersigned Notary Public in and for said County and State, hereby certify that Linda L. Hinds whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2025.



Notary Public

My Commission Expires:



IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this  
April 9, 2025.

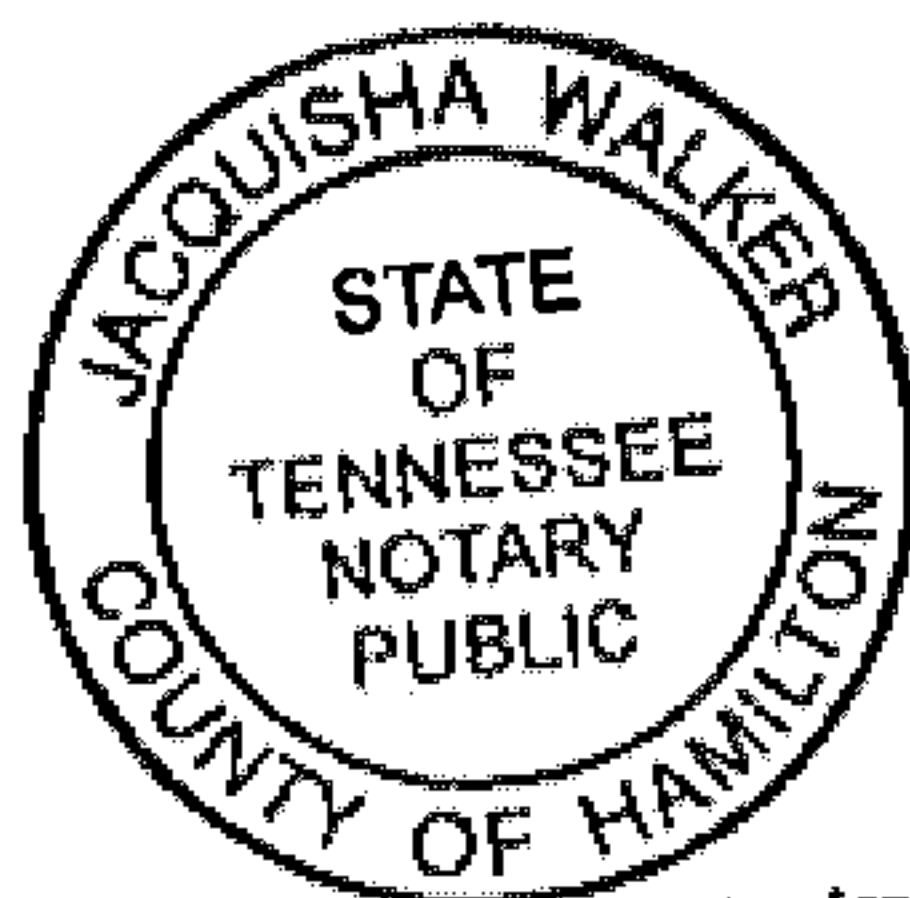
Leslie Tyler  
Leslie Tyler

STATE OF Tennessee  
COUNTY OF Hamilton

I, the undersigned Notary Public in and for said County and State, hereby certify that Leslie Tyler whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of April, 2025.

Jacquisha Walker  
Notary Public  
My Commission Expires:



My Commission Expires  
10-10-2028

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this  
~~10 April 9~~, 2025.  
April 9th

Laura Duncan  
Laura Duncan

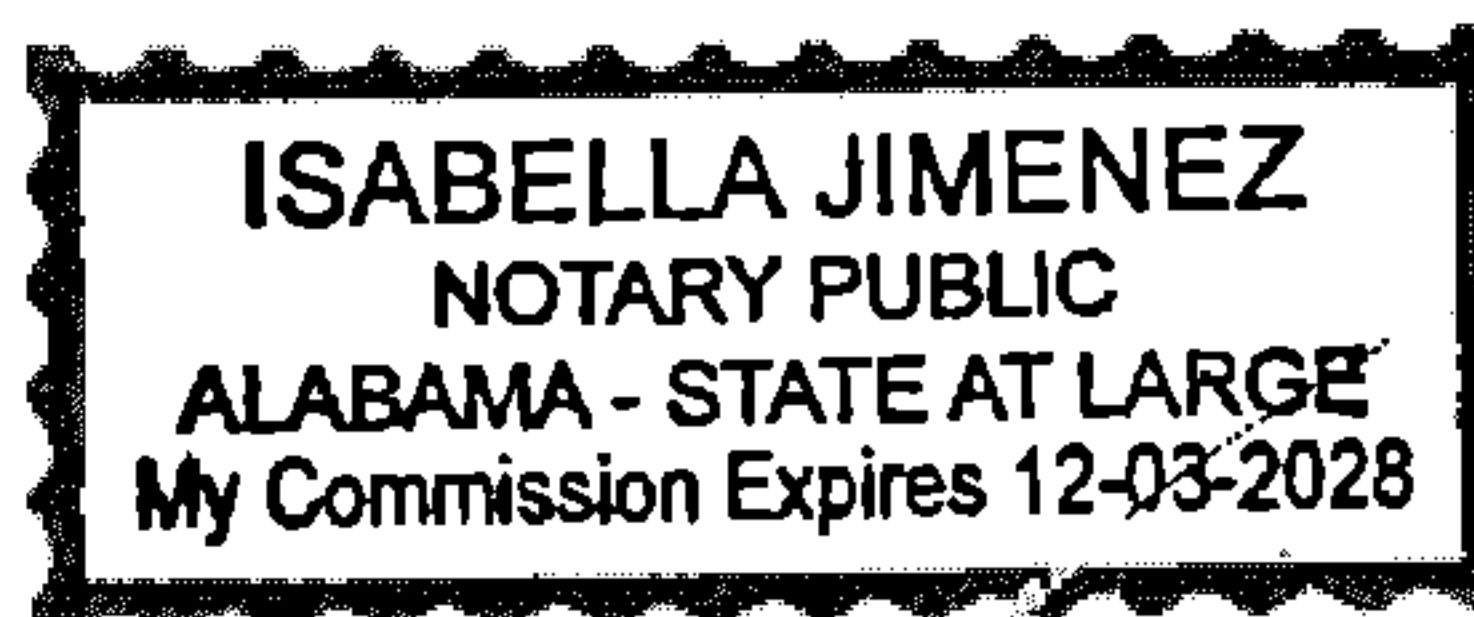
STATE OF AL  
COUNTY OF Montgomery

I, the undersigned Notary Public in and for said County and State, hereby certify that Laura Duncan whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

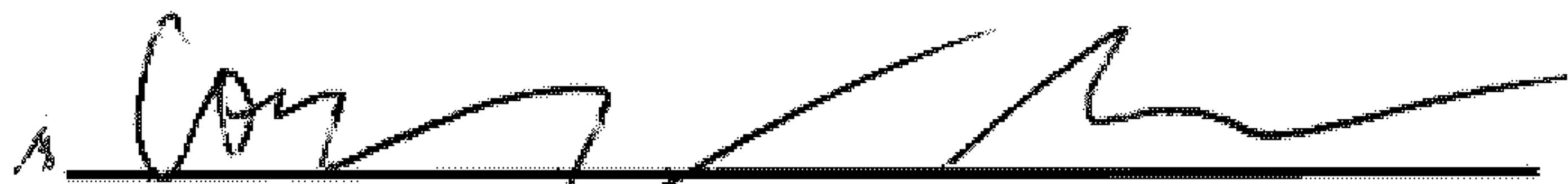
Given under my hand and official seal this 9 day of April, 2025.

[Signature]  
Notary Public

My Commission Expires: 12-03-2028



IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this April 9, 2025.

  
Corinne Mullen  
Corinne

STATE OF Virginia  
COUNTY OF Chesapeake City

Corinne 

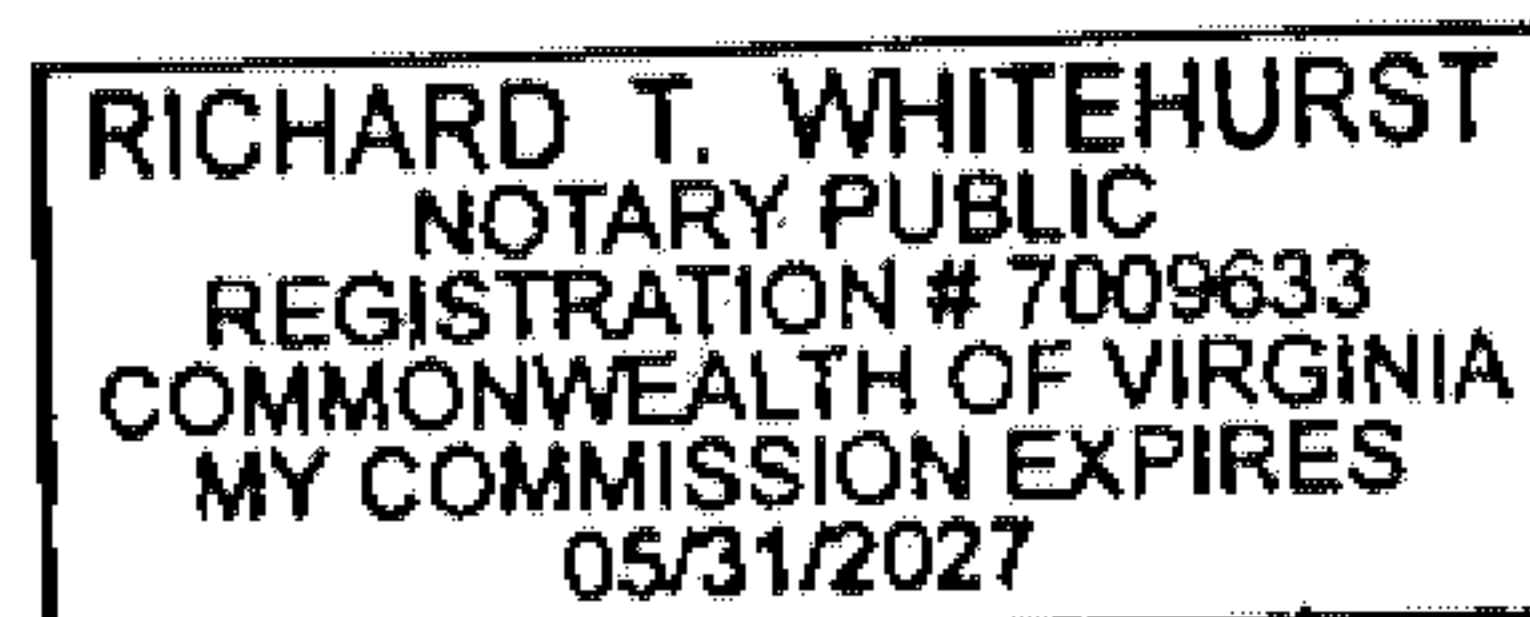
I, the undersigned Notary Public in and for said County and State, hereby certify that Corinne Mullen whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of April, 2025.

Richard T. Whitehurst

Notary Public

My Commission Expires: 05/31/2027





**ALL-PURPOSE ACKNOWLEDGMENT**State of VirginiaCounty of Cheasapeake CityOn April 9, 2025 before me, Richard T. Whitehurst  
DATE NAME OF NOTARY PUBLICpersonally appeared Corinne Mullen,  
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**RICHARD T. WHITEHURST**  
NOTARY PUBLIC  
REGISTRATION # 7009633  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
05/31/2027

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Richard T. Whitehurst  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

**DESCRIPTION OF ATTACHED DOCUMENT**

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT\_\_\_\_\_  
NUMBER OF PAGES\_\_\_\_\_  
DATE OF DOCUMENT\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this April 10, 2025.

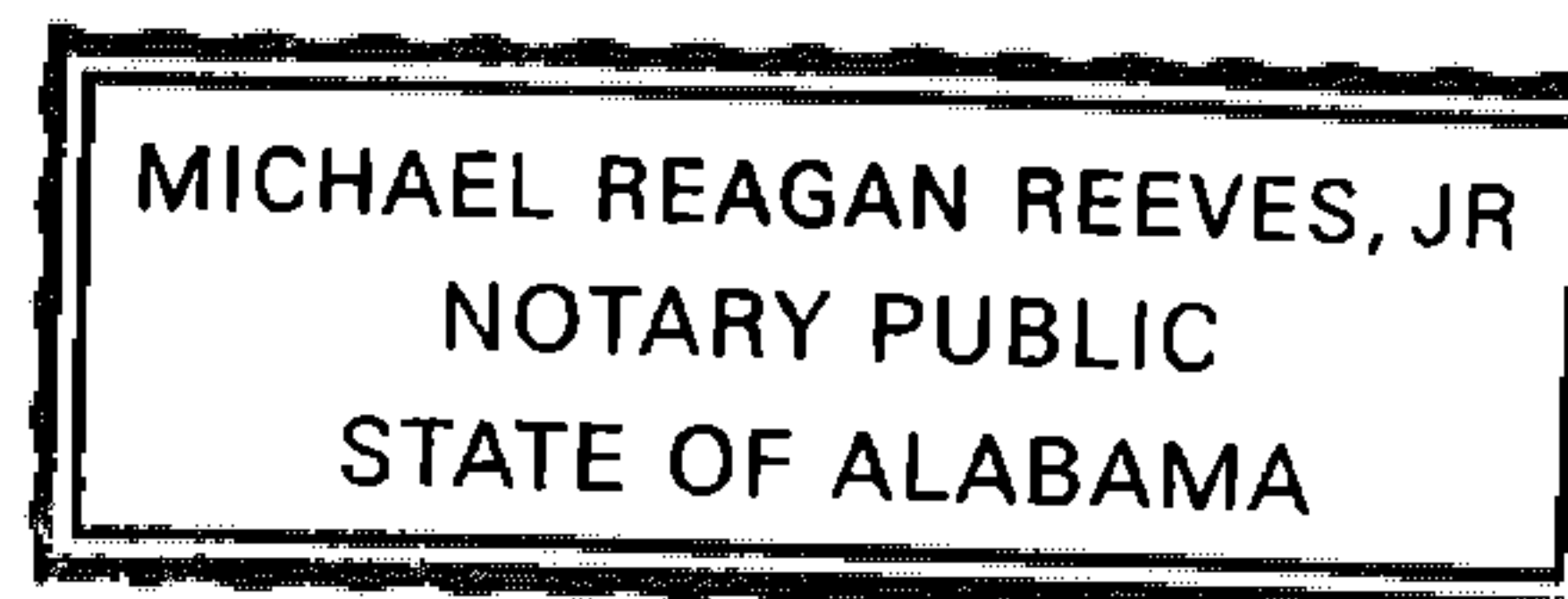
Kathleen Hinds  
Kathleen Hinds

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Kathleen Hinds whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of April, 2025.

[Signature]  
Notary Public  
My Commission Expires: 11/7/2028



**Exhibit “A”**

**Lots 1, 2, 3, 4, 5, 6, and 7 in Block 9; and Lots 1, 2, 3 (less the West 25 feet), 12, 13, 14, 15, 16, and 17 in Block 10, and the vacated alley lying between said lots in Block 10 of the map and survey of Arkwright as recorded in Map Book 3, Page 5 (formerly Map Book 1, Page 15) in the Probate Office of Shelby County, Alabama.**



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

Grantor's Name Linda Hinds, etal  
 Mailing Address 7276 County Road 62  
Vincent, AL 35178

Grantee's Name Linda L. Hinds  
 Mailing Address 7276 County Road 62  
Vincent, AL 35178

Property Address 7276 County Road 62  
Vincent, AL 35178

Date of Sale 4-18-2025  
 Total Purchase Price \$                     

or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ 251,300.00

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 To Clear Title

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 4-18-2025

Print Michael Reagan Reeves

Unattested

Sign

Michael Reagan Reeves

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

(verified by)  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/21/2025 02:17:51 PM  
 \$50.00 PAYGE  
 20250421000118130

*Allen S. Bayl*

