



20250429000127360 1/5 \$109.50  
Shelby Cnty Judge of Probate, AL  
04/29/2025 02:30:26 PM FILED/CERT

RECORDING REQUESTED BY:  
Richard A Wyatt

INSTRUMENT PREPARED BY:  
Betty Copeland  
564 OZLEY RD  
ALABASTER, Alabama 35007

(Above reserved for official use only)

RETURN DEED TO:  
Richard A Wyatt and Betty E Copeland  
564 OZLEY RD  
ALABASTER, Alabama 35007

SEND TAX STATEMENTS TO:  
Betty Copeland  
564 OZLEY RD  
ALABASTER, Alabama 35007

## QUIT CLAIM DEED FOR ALABAMA

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED is made this day of April 29, 2025, by and between the  
"Grantors,"

Betty Copeland, an unmarried individual residing at 564 OZLEY RD, ALABASTER,  
Alabama 35007

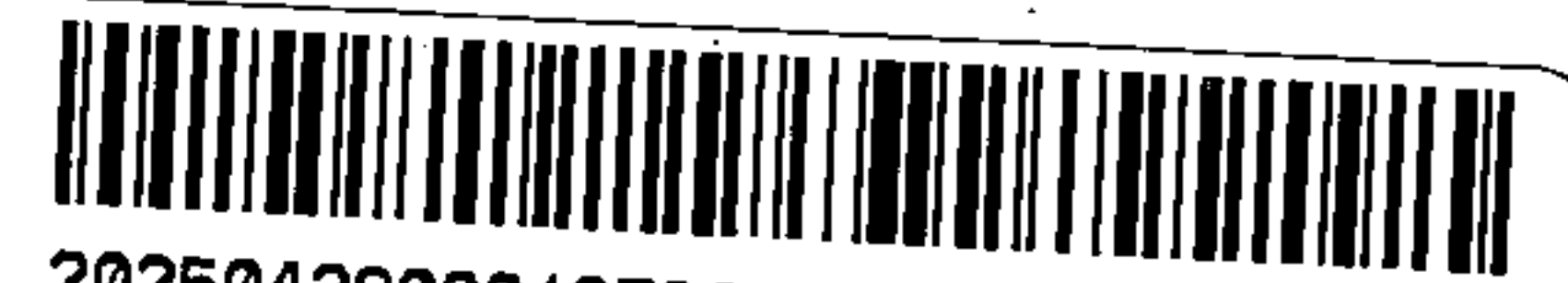
, , ,

AND the "Grantees,"

Richard A Wyatt, an unmarried individual residing at 564 OZLEY RD, ALABASTER,  
Alabama 35007

Betty Copeland, an unmarried individual residing at 564 OZLEY RD, ALABASTER,  
Alabama 35007

Shelby County, AL 04/29/2025  
State of Alabama  
Deed Tax: \$75.50



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FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantees and Grantees' heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 564 OZLEY RD, ALABASTER, Alabama 35007

Legal description(s) attached separately.

Subject to the following encumbrances and/or other restrictions:

1. 50,000 mortgage

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

*Mark F. Davis*

*75.210*

**Signatures**



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Grantors signed, sealed, and delivered this quit claim deed to Grantees on April 29, 2025  
(date).

Grantor (or authorized agent)

x/ Betty Copeland by Richard Wyatt POA

Print Name: Betty Copeland

Grantor (or authorized agent)

x/ Richard Wyatt

Print Name: Richard Wyatt



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## NOTARY ACKNOWLEDGMENT

ALABAMA  
COUNTY OF SHELBY

On April 29, 2025 before me, Carol Smith, personally appeared **Betty Copeland**, personally known to me or proved 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.

WITNESS my hand and official seal.

Commission Expires: 07/26/2025

Carol Smith  
Notary Public, Alabama

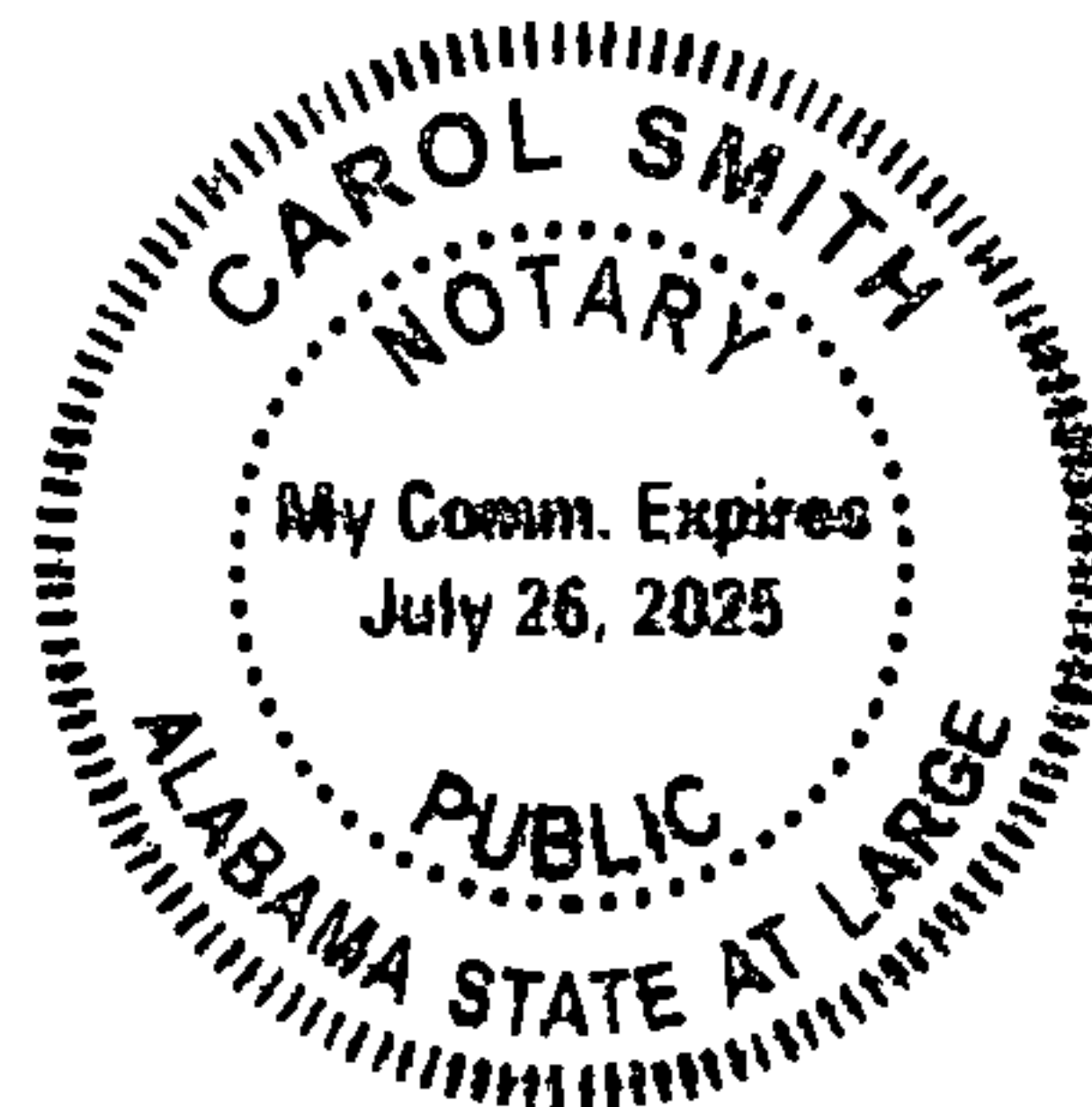


EXHIBIT A

LOT 3A OF OZLEY PLACE SUBDIVISION AS RECORDED IN MAP BOOK 34 AT PAGE 39. A RESURVEY OF LOTS 2 AND 3 OF OSLEY PLACE AS RECORDED IN MAP BOOK 30, PAGE 145 IN THE OFFICE OF THE JUDGE OF PROBATE AND BEING SITUATED IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 564 OZLEY RD; ALABASTER, AL 35007 TAX MAP OR  
PARCEL ID NO.: 22-4-18-0-000-002.000

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY



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