

File No: 8572877-10
Grantor's Loan No. _____

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
JACOB AVERY LARSON and JORDAN SLOAN LARSON
247 VICTORIA STATION, MAYLENE, AL 35114

Parcel Number: 23 2 04 0 005 004.000

QUITCLAIM DEED

JACOB LARSON A/K/A JACOB AVERY LARSON, married, ("Grantor"), of 247 VICTORIA STATION, MAYLENE, AL 35114, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **JACOB AVERY LARSON** and **JORDAN SLOAN LARSON**, husband and wife, for and during their joint lives, and upon the death of either of them, the remainder to the survivor in fee simple, ("Grantee"), whose tax mailing address is 247 VICTORIA STATION, MAYLENE, AL 35114, with quitclaim covenants, the following described real estate in Shelby County, Alabama:

LOT 133, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 3, AS RECORDED IN MAP BOOK 26, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.**
- 2. ANY APPLICABLE ZONING ORDINANCES.**
- 3. EASEMENTS, ENCROACHMENTS, BUILDING SET BACK LINES, RIGHTS-OF-WAYS AS SHOWN OF RECORD BY RECORDED PLAT OR OTHER RECORDED INSTRUMENT, INCLUDING ANY AMENDMENTS THERETO.**
- 4. ALL MATTERS, FACTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, COVENANTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS IN MAP BOOK 26, PAGE 122.**

PARCEL NO. 23 2 04 0 005 004.000

Property Address is: 247 VICTORIA STATION, MAYLENE, AL 35114

Prior deed recorded at Instrument No. 20190912000335880

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 29, 2025:

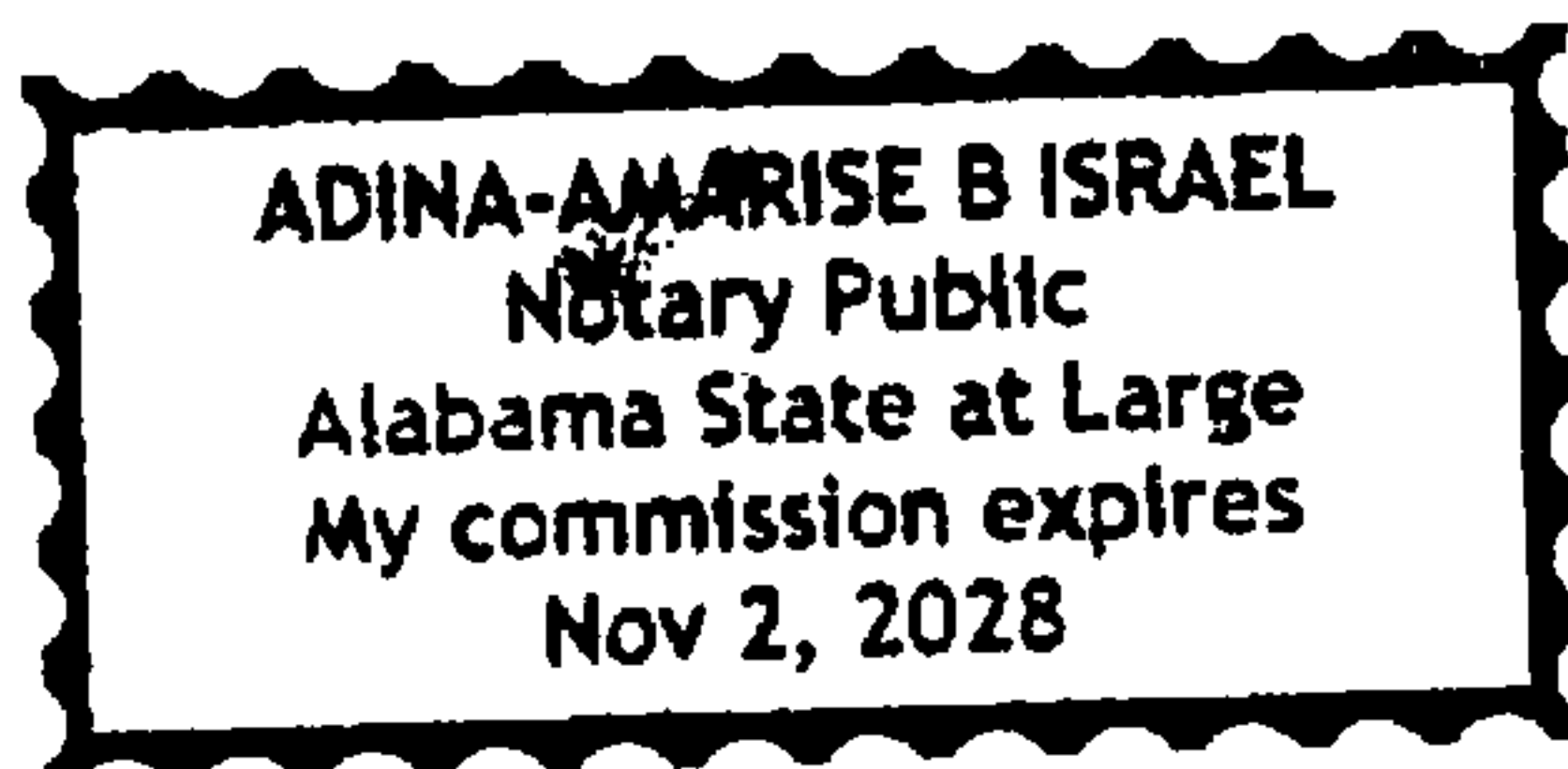
A/k/a
JACOB LARSON A/K/A JACOB AVERY LARSON

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **JACOB AVERY LARSON**, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of April, 2025.

[Signature]
Notary Public



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

Grantor's Name JACOB LARSON A/K/A JACOB
AVERY LARSON
 Mailing Address 247 VICTORIA STATION
MAYLENE, AL 35114

Grantee's Name JACOB AVERY LARSON and
JORDAN SLOAN LARSON
 Mailing Address 247 VICTORIA STATION
MAYLENE, AL 35114

Property Address 247 VICTORIA STATION
MAYLENE, AL 35114

Date of Sale 10/16/2024
 Total Purchase Price 1.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$265,400.00

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

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 April 29, 2025

☒ Unattested

[Signature]
 (verified by)

Print Jacob Avery Larson Jordan Sloan Larson

Sign [Signature] Jordan Sloan Larson
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2025 02:16:52 PM
 \$296.50 PAYGE
 20250505000133980

Allen S. Bayl