

STATE OF ALABAMA)

COUNTY OF Shelby)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT JASON HAYS, also known as JASON DANIEL HAYS, JILLIAN HAYS, also known as JILLIAN ORTON HAYS, husband and wife (herein, "Grantor"), whose address is 4013 Greystone Drive, Birmingham, AL 35242, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to JASON DANIEL HAYS and JILLIAN ORTON HAYS, TRUSTEES, or any successors in trust, under the JJ & AA LIVING TRUST, dated May 05, 2025 and any amendments thereto (herein, "Grantee"), whose address is 4013 Greystone Drive, Birmingham, AL 35242, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

SOURCE OF TITLE: Instrument Number 20231117000337210

PROPERTY ID: 03 8 33 0 002 048.000


TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Baldwin County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this day of May 05, 2025.

GRANTOR:

 (SEAL)
JASON HAYS

STATE OF ALABAMA
COUNTY OF SHELBY

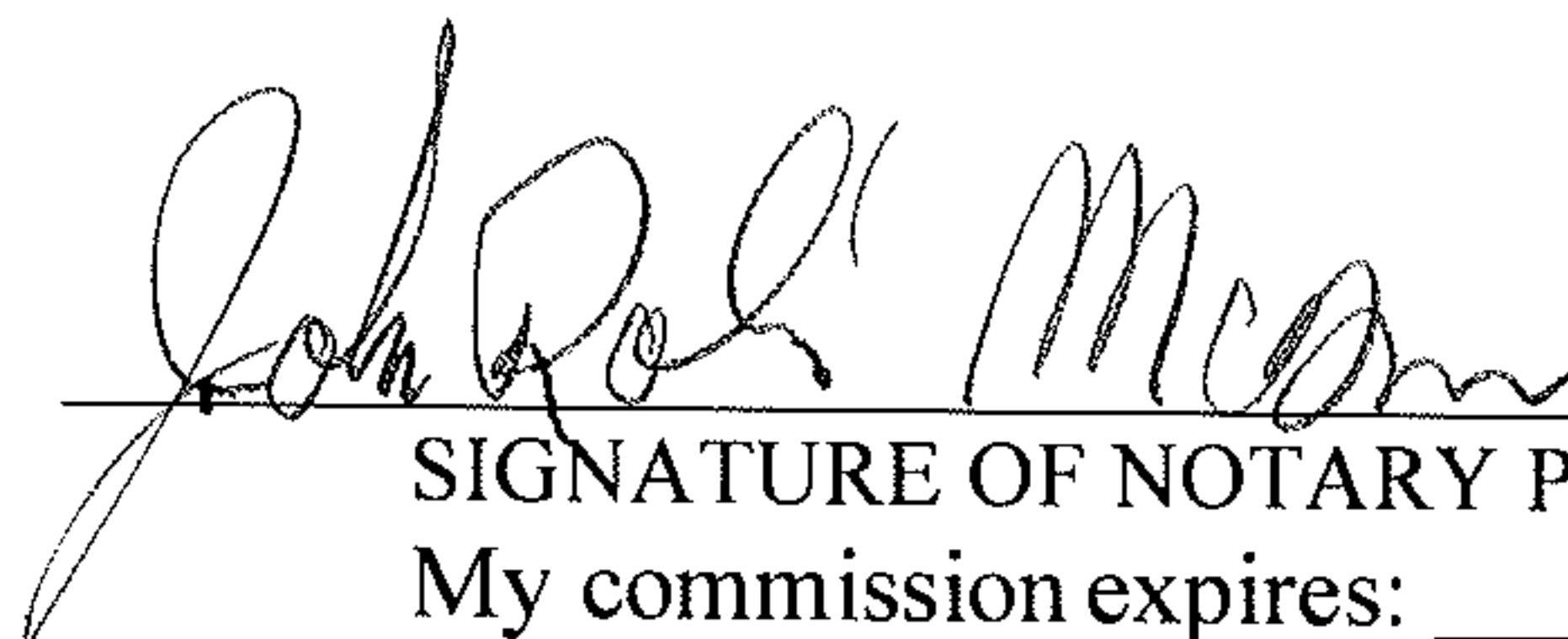
I, John Robin Mason, the undersigned Notary Public in and for said State and County, hereby certify that JASON HAYS, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of MAY, 2025.

[Affix Notary Seal]



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025



SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

**My Commission Expires
June 1, 2025**

GRANTOR:

Jillian Orton Hays (SEAL)
JILLIAN HAYS

STATE OF ALABAMA
COUNTY OF SHELBY

I, John Robin Mason, the undersigned Notary Public in and for said State and County, hereby certify that JILLIAN HAYS, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of MAY, 2025.

[Affix Notary Seal]



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

John Robin Mason
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

**My Commission Expires
June 1, 2025**

This instrument was prepared by:

STACEY BOND
EVANS & DAVIS
211 N. BROADWAY
EDMOND, OK 73034

When recorded, please mail to:

STACEY BOND
EVANS & DAVIS
211 N. BROADWAY
EDMOND, OK 73034

The Grantee's address is:

JASON DANIEL HAYS, TRUSTEE
JILLIAN ORTON HAYS, TRUSTEE
4013 GREYSTONE DRIVE
BIRMINGHAM, ALABAMA 35242

EXHIBIT A**[Legal Description]**

The real property situated in the County of Shelby, State of Alabama, and more particularly described as:

Lot 4, according to the Survey of Greystone - 1st Sector, Phase I, as recorded in Map Book 14, Page 91 A&B, in the Probate Office of Shelby County, Alabama.

Together with the non exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions, in Book 317, Page 260 and Amended in Book 346, Page 942.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real Volume 316, Page 239.
5. Right-of-way granted to Alabama Power Company recorded in Real Volume 333, Page 138 and Real Volume 364, Page 396.
6. Declaration of Watershed Protective Covenants recorded in Inst. No. 2000-17644 and Inst. No. 2002-47637.
7. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-46937.
8. Declaration of Covenants, Conditions and Restrictions recorded in Real 317, Page 260; First Amendment recorded in Real 346, Page 942; Second Amendment recorded in Real 378, Page 904; Third Amendment recorded in Real 397, Page 958; Fourth Amendment recorded in Inst. No. 1992-17890; Fifth Amendment recorded in Inst. No. 1993-03123; Sixth Amendment recorded in Inst. No. 1993-10163; Seventh Amendment recorded in Inst. No. 1993-16982; Eighth Amendment recorded in Inst. No. 1993-20968; Ninth Amendment recorded in Inst. No. 1993-32840; Tenth Amendment recorded in Inst. No. 1994-23329; Eleventh Amendment recorded in 1995-08111; Twelfth Amendment recorded in 1995-24267; Thirteenth Amendment recorded in Inst. No. 1995-34231; Fourteenth Amendment recorded in Inst. No. 1995-35679; Fourteenth Amendment recorded in Inst. No. 1996-19860; Fifteenth Amendment recorded in Inst. No. 1996-37514; Sixteenth Amendment recorded in Inst. No. 1996-39737; Seventeenth Amendment recorded in Inst. No. 1997-02534; Eighteenth Amendment recorded in Inst. No. 1997-17533; Nineteenth Amendment recorded in 1997-30081; Twentieth Amendment recorded in Inst. No. 1997-38614; Twenty-First Amendment recorded in Inst. No. 1999-03331; Twenty-Second Amendment recorded in Inst. No. 1999-06309; Twenty-Third Amendment recorded in Inst. No. 1999-47817; Twenty-Fourth Amendment recorded in 2002-334280; Twenty-Fifth Amendment recorded in Inst. No. 2003-6044430; Twenty Sixth Amendment recorded in Inst. No. 2003-711520; Twenty-Seventh Amendment recorded in 2003-735510 and Twenty Eighth Amendment recorded in Inst. No. 2004-271290.
9. Easement Agreement with Shelby County recorded in Inst. No. 2004-1570.

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

Grantor's Name Jason Daniel Hays & Jillian Hays
 Mailing Address _____
4013 Greystone Drive
Birmingham, AL 35242

Grantee's Name Jason Daniel Hays & Jillian Orton Hays, Trustee
 Mailing Address JJ & AA Living Trust dated May 5, 2025
4013 Greystone Drive
Birmingham, AL 35242

Property Address 4013 Greystone Drive
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/15/2025 11:29:55 AM
 \$944.50 BRITTANI
 20250515000148210

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 907,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Assessor's value
☐ Closing Statement

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 May 15, 2025

Print Stacey L. Bond, Agent

☐ Unattested _____
 (verified by)

Sign 
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1