

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Harlan and Laurie Whitfield
54 Park Circle
Vincent, AL 35178

State of Alabama
County of Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
QUIT CLAIM DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, Raegan Kathleen Whitfield, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Harlan Wade Whitfield and Laurie Davis Whitfield (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 07-6-14-3-001-043.000

Address: 54 Park Circle, Vincent, AL 35178

Legal Description: Lot 8, Block 4, according to the Survey of Pine Hills Subdivision, Vincent, Alabama, as shown by plat recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 4, Page 45.

To have and to hold to said Grantee forever.


Subject to taxes for the year 2024 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

No warranties are given by the preparer. Be it known that \$0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. Be it known that this property is not the homestead of the grantor or her spouse.

Be it known that Harlan Wade Whitfield and Laurie Davis Whitfield are the grantees of that certain deed recorded on 12/13/23 at instrument 20231214000359480.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of May, 2025.

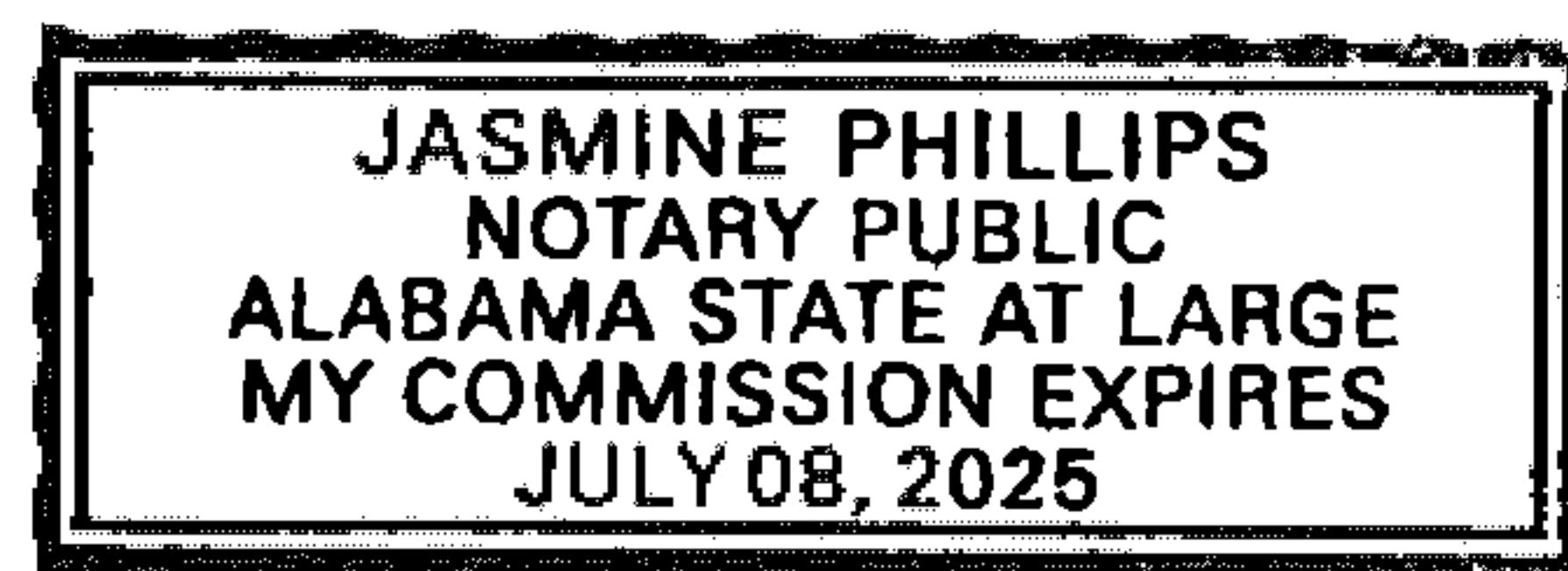

Raegan Kathleen Whitfield

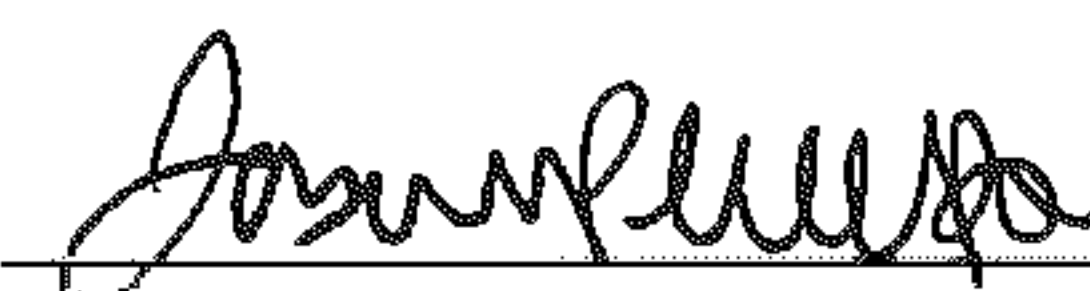
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jasmine Phillips, a Notary Public in said and for said County, in said State, hereby certify that Raegan Kathleen Whitfield, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2025.

[seal]




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 Raegen Wh. Hfield
Mailing Address 2049 Rossburg Pl
Calera AL
35040

Grantee's Name Harlen Wh. Hfield
Mailing Address 54 Park Cir
Vincent AL
35178

Property Address 54 Park Cir
Vincent AL
35178

Date of Sale 5/16/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 58450.00

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 tax records

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.

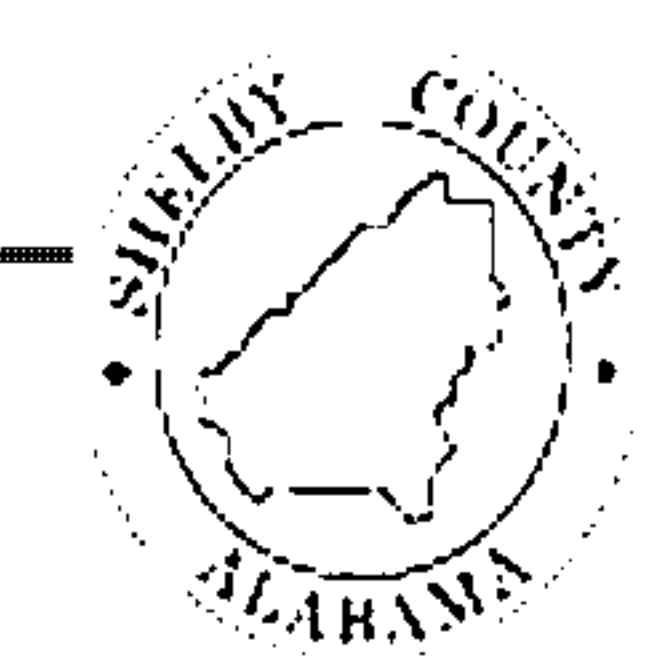
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5/21/23

Print May Frost Nel Esp

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL (verified by)
05/21/2025 01:59:05 PM
\$87.00 JOANN
20250521000155260

Alvin S. Boyd