

This Document Prepared By:

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After Recording Send Tax Notice To:

Edward Killian, et al
2025 Sweetgum Drive
Hoover, AL 35244

Assessor's Parcel Number: 11 7 25 0 001 001.095

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

Fair Market Value: \$459,300.00

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Edward Killian, who acquired title incorrectly as Ted Killian and Angelique W. Killian, also known as, Angel W. Killian, husband and wife, as joint tenants with right of survivorship, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Edward Killian and Angelique W. Killian, husband and wife, as joint tenants with right of survivorship, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 2025 Sweetgum Drive, Hoover, AL 35244

THE PURPOSE OF THIS DEED IS TO CLEAR TITLE.

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said Grantor

 is **NOT** homestead property of the said Grantor



PRO 74775603 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated May 23, 2025 between Edward Killian, who acquired title incorrectly as Ted Killian and Angelique W. Killian, also known as, Angel W. Killian, husband and wife, as joint tenants with right of survivorship, as Seller(s) and Edward Killian and Angelique W. Killian, husband and wife, as joint tenants with right of survivorship, as Purchaser(s).)

IN WITNESS WHEREOF, Edward Killian and Angelique W. Killian, also known as, Angel W. Killian have hereunto set my (our) hand(s) and seal(s), this 23rd day of May, 2025.

Edward Killian
Edward Killian

Angelique W. Killian
Angelique W. Killian, a/k/a Angel W. Killian
a/k/a, Angel W. Killian

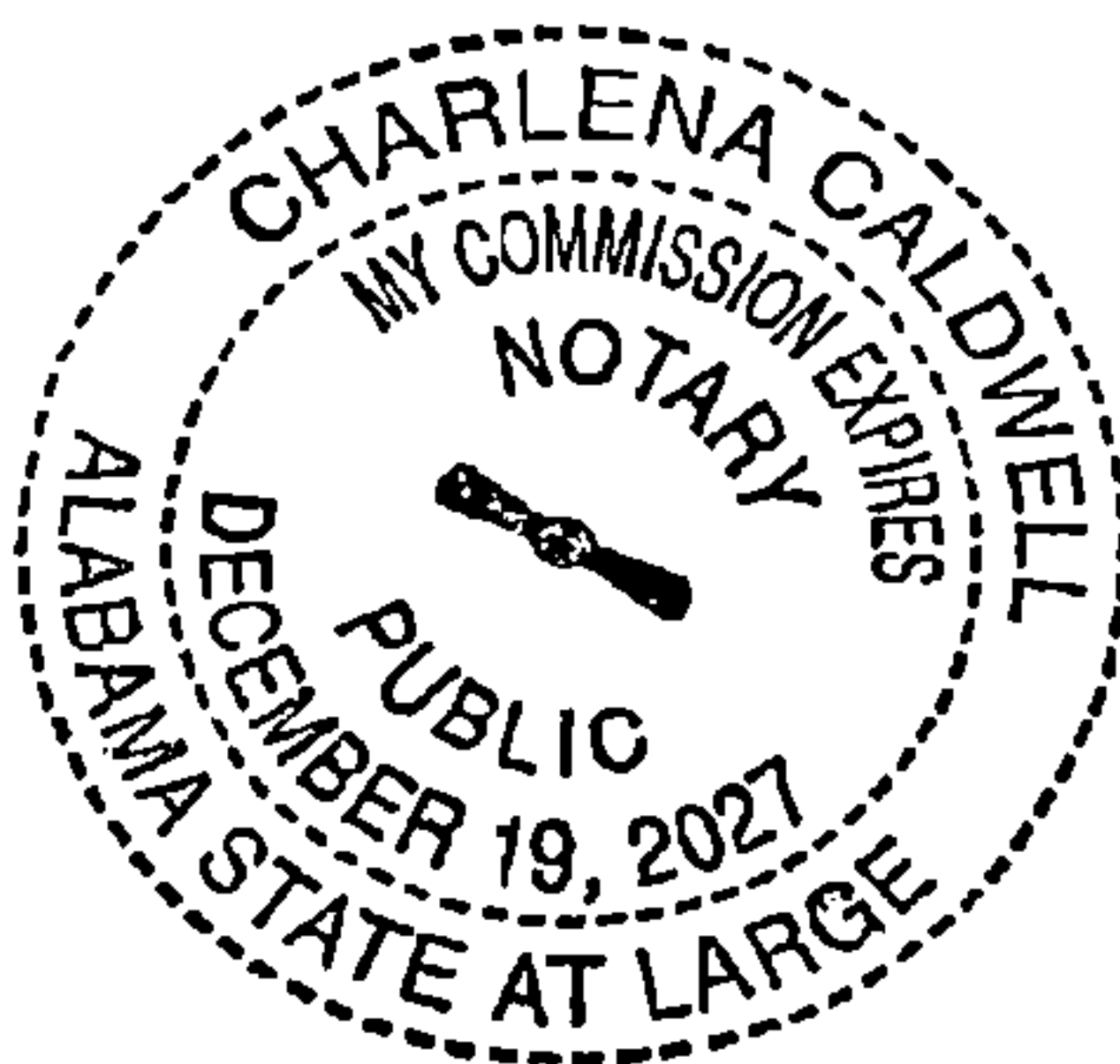
General Acknowledgement

STATE OF Alabama,
COUNTY OF Shelby, ss

I, Charlena Caldwell a Notary Public in and for said County, in said State, hereby certify that Edward Killian and Angelique W. Killian, a/k/a, Angel W. Killian, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 23rd day of May, 2025.



Charlena Caldwell
NOTARY PUBLIC
My Commission Expires: 12/19/2027

CHARLENA CALDWELL
My Commission Expires
12/19/2027



PRO 74775603 QC101 01 0203

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 11 7 25 0 001 001.095

Land situated in the County of Shelby in the State of AL

LOT 419, ACCORDING TO THE SURVEY OF ELEVENTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 160 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO. 20060915000459140.

Commonly known as: 2025 SWEETGUM DR, Hoover, AL 35244

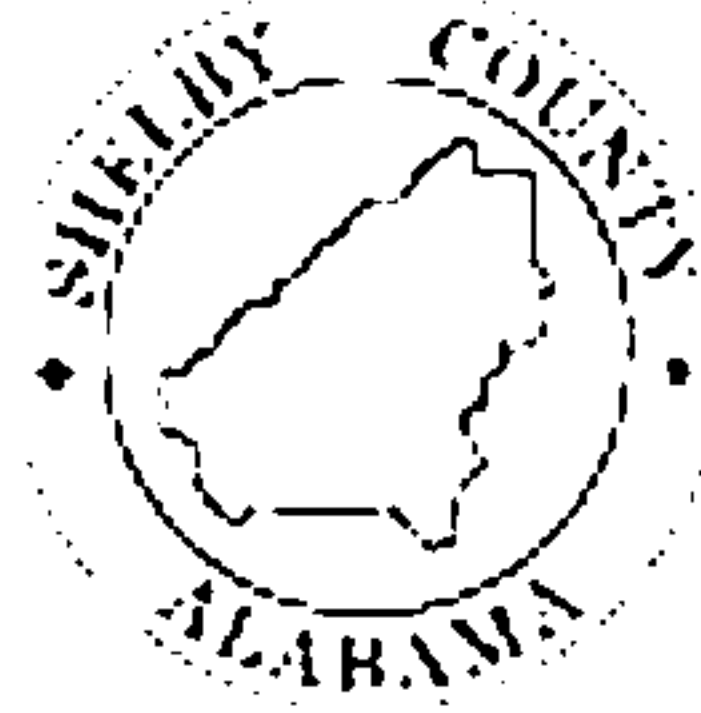
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

Source of Title Ref.: Deed: Recorded September 15, 2006; Doc. No. 20060915000459140



PRO 74775603 QC101 01 0303



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/04/2025 10:26:09 AM
 \$34.00 JOANN
 20250604000170340

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ted Killian and Angel W. Killian
 Mailing Address 2025 Sweetgum Drive
Hoover, AL 35244

Grantee's Name Edward Killian and*
 Mailing Address 2025 Sweetgum Drive
Hoover, AL 35244
 *Angelique W. Killian

Property Address 2025 Sweetgum Drive
Hoover, AL 35244

Date of Sale 5/23/25
 Total Purchase Price \$ _____
 or
 Actual Value \$ 230,000.00
 or
 Assessor's Market Value \$ _____

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 05/23/2025

Print Edward Killian

Angelique W. Killian

Unattested

Sign Edward Killian

Angelique W. Killian

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1