

THIS INSTRUMENT PREPARED BY:
Phillip J. Smitherman
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Amber Clark
2940 Columbiana Court Apt. E
Vestavia Hills, AL 35216

QUITCLAIM DEED
[Title Not Examined – No Opinion Expressed]

STATE OF ALABAMA
COUNTY OF SHELBY

(1/2 Assessed Mkt Val.--\$50,450.00)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned, **Glenda Layton, an unmarried woman** (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the **GRANTOR** hereby remises, releases, quitclaims, and conveys unto **Brody Layton, Becca Layton, and Amber Clark** (hereinafter referred to as **GRANTEES**), all of her rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

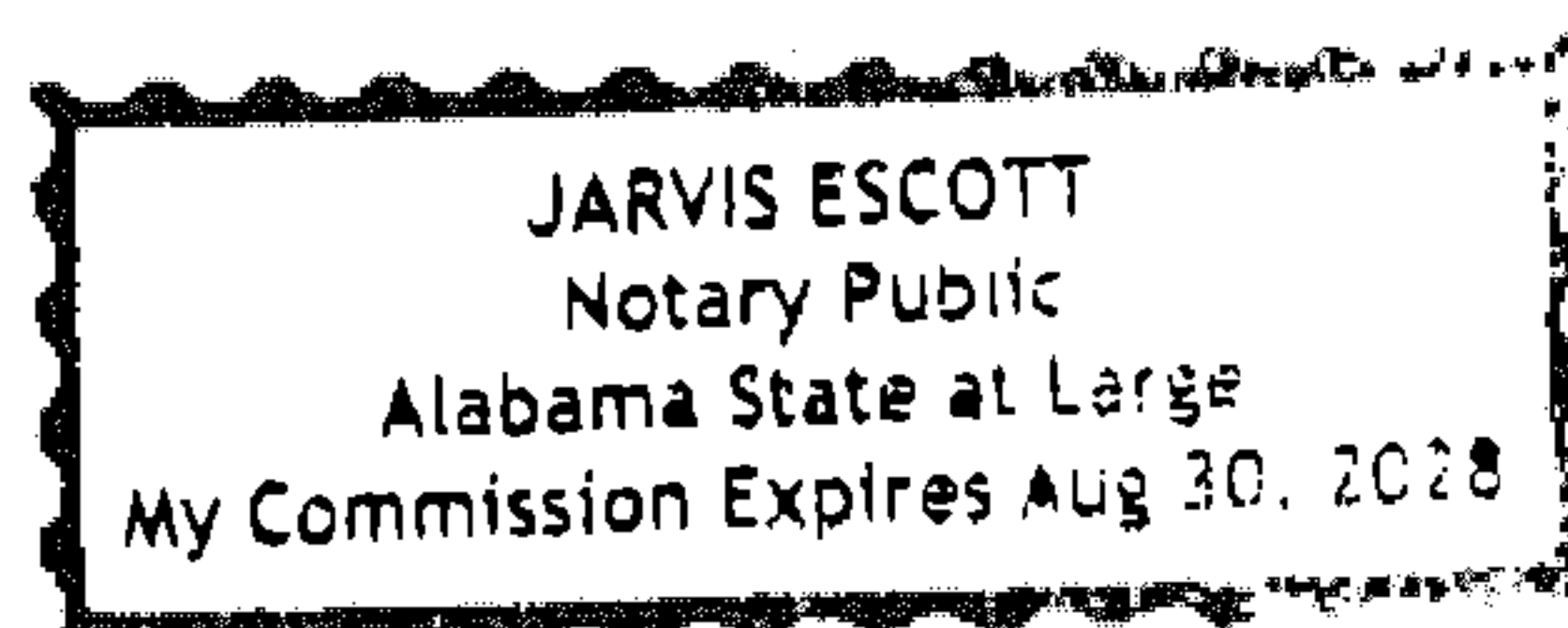
From the SE corner of the NE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, proceed North 0 degrees 14 minutes 33 seconds East along the East boundary of said NE 1/4 of SE 1/4 for a distance of 2028.17 feet to a point; thence proceed South 75 degrees 32 minutes 21 seconds West 281.07 feet to the Point of Beginning of herein described parcel of land; thence turn from said Point of Beginning continue along the aforementioned course South 75 degrees 32 minutes 21 seconds West 138.97 feet; thence proceed South 10 degrees 52 minutes 00 seconds East 457.82 feet; thence proceed North 86 degrees 56 minutes 06 seconds East 107.12 feet; thence proceed North 6 degrees 59 minutes 38 seconds West 482.17 feet back to the Point of Beginning of herein described parcel of land.

The above described parcel of land is located in the SE 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and is the same property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 125, Page 978.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **110 Lela Bell Lane, Harpersville, AL 35078**

TO HAVE AND TO HOLD, unto the said **GRANTEES**, their successors and assigns forever.



IN WITNESS WHEREOF, said **GRANTOR** has hereunto set her hand and seal this 18th 9th day of June, 2025.

Glenda Layton
Glenda Layton

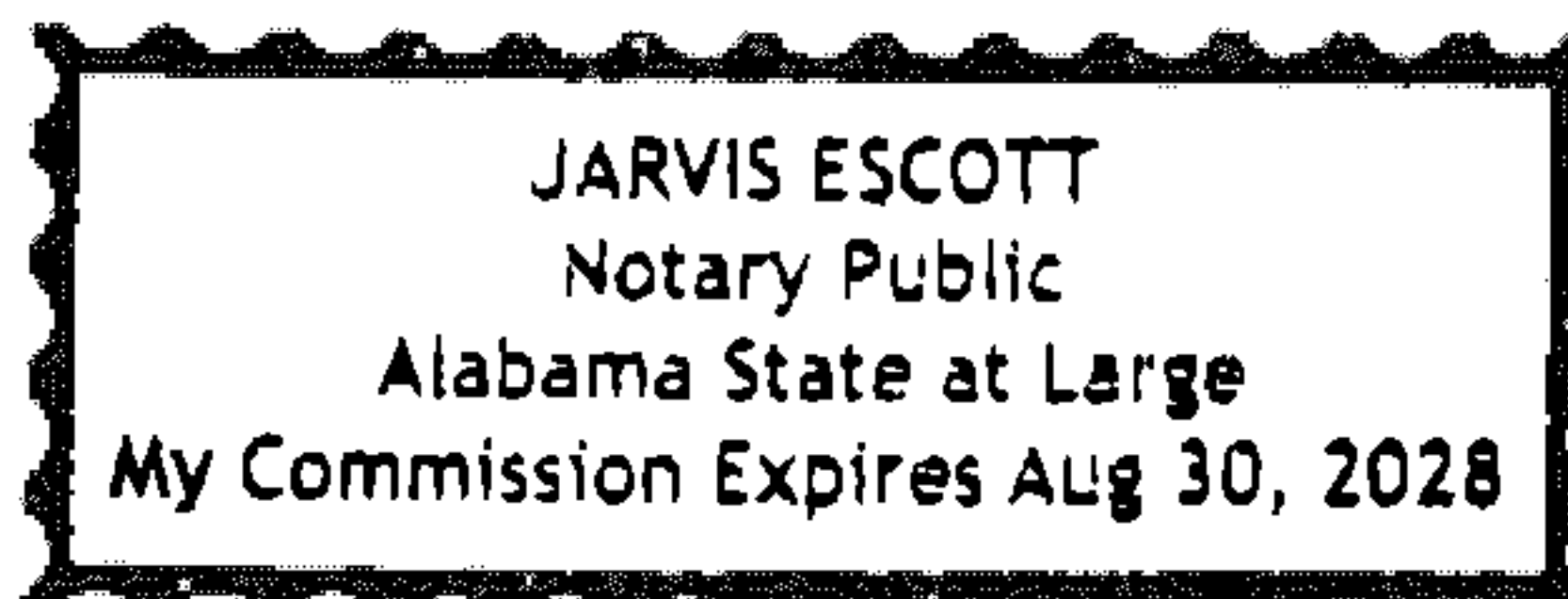
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that **Glenda Layton** 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2025.

[Signature]
Notary Public

My Commission Expires:



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

Grantor's Name Glenda Layton
 Mailing Address 96 Lela Bell Lane
Harpersville, AL 35078

Grantee's Name Brody Layton, Becca Layton and
 Mailing Address Amber Clark
2940 Columbiana Court, Apt E
Vestavia Hills, AL 35216

Property Address 110 Lela Bell Lane
Harpersville, AL 35078

Date of Sale June 18, 2025
 Total Purchase Price \$10.00
 or
 Actual Value _____
 or
 Assessor's Market Value \$50,450 (1/2 of AMV \$100,900)

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 \$50,450.00 (1/2 of AMV)
☐ 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 June 18, 2025

Print Jeff W. Parmer

☐ Unattested _____
 (verified by)

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
06/26/2025 01:49:50 PM
\$79.50 JOANN
20250626000194780

Form RT-1

Allen S. Bayl