

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Jennifer Toomer-Hay and Philip
Hay
1036 Dublin Way
Birmingham, AL 35242

QUITCLAIM DEED – Joint Tenants with Right of Survivorship

Note: The following conveyance was prepared without the benefit of a title search.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to undersigned Grantors by Grantee herein, the receipt and sufficiency of which is hereby acknowledged,

Jennifer Toomer-Hay and Philip Hay, a married couple

(herein referred to as Grantors) hereby remise, release, quitclaim, grant, sell, and convey unto

Jennifer Toomer-Hay and Philip Hay

(herein referred to as Grantee), all of Grantors' right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

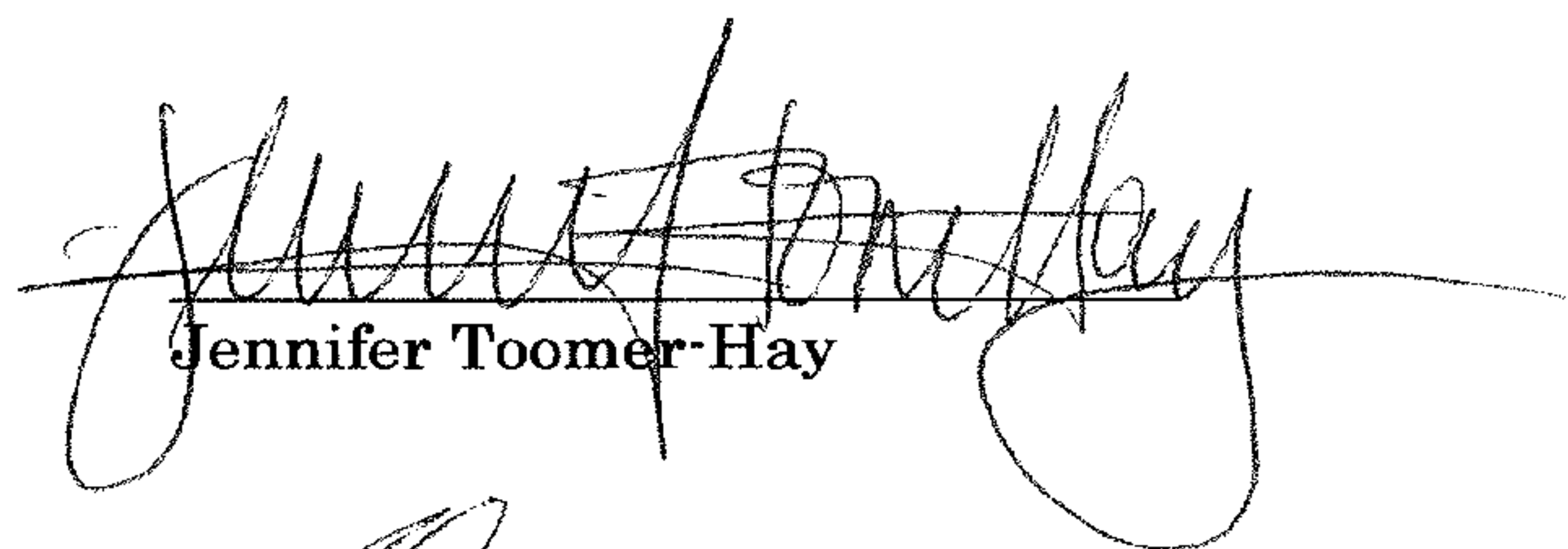
Lot 60A, according to the Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, page 123A, 123B, and 123C, in the Probate Office of Shelby County, Alabama.

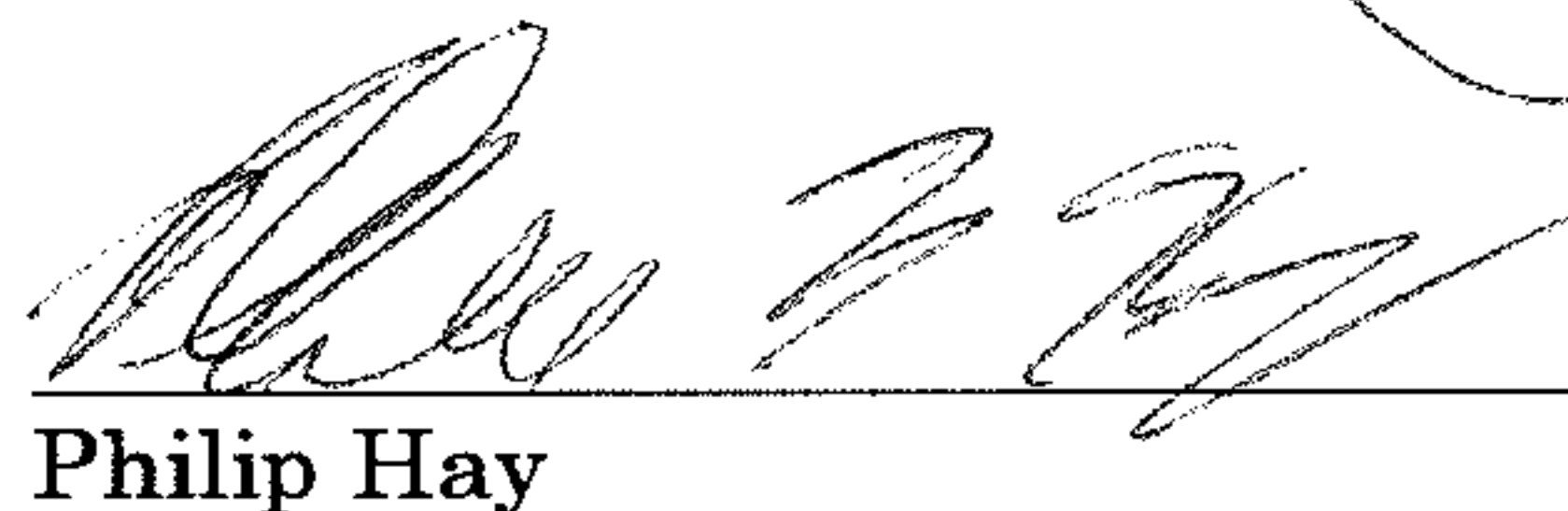
Note: Jennifer Toomer-Hay and Jennifer Toomer are one and the same person.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto 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 hereby 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 grantee, 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 we have hereunto set my hand and seal this 1st of August, 2025.


Jennifer Toomer-Hay


Philip Hay

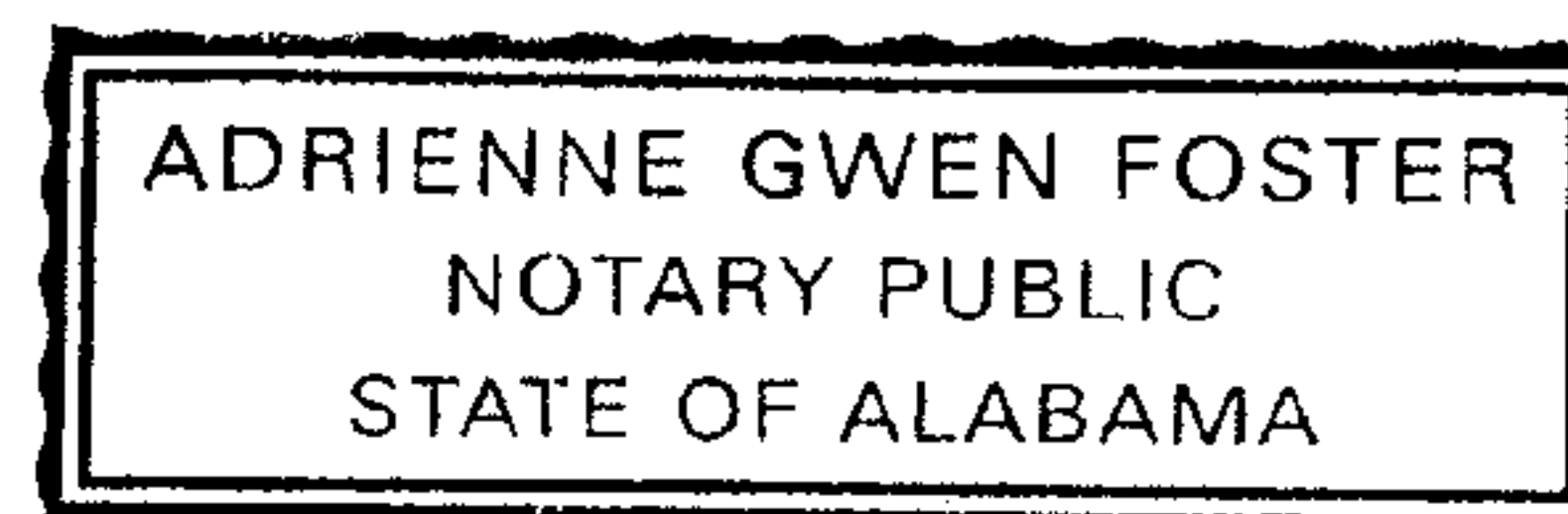
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, Notary Public in and for said County and State, hereby certify that Jennifer Toomer-Hay and Philip Hay 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2025.


Notary Public



My Commission Expires: 4/28/29

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

Grantor's Name Jennifer Toomer-Hay Philip Hay Grantee's Name Jennifer Toomer-Hay Philip Hay
Mailing Address 1036 Dublin Way Mailing Address 1036 Dublin Way
Birmingham AL 35242 Birmingham AL 35242

Property Address 1036 Dublin Way Date of Sale August 1 2025
Birmingham AL 35242 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 497,000

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 Assessors Website

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 8/1/25

Print Adrienne Foster

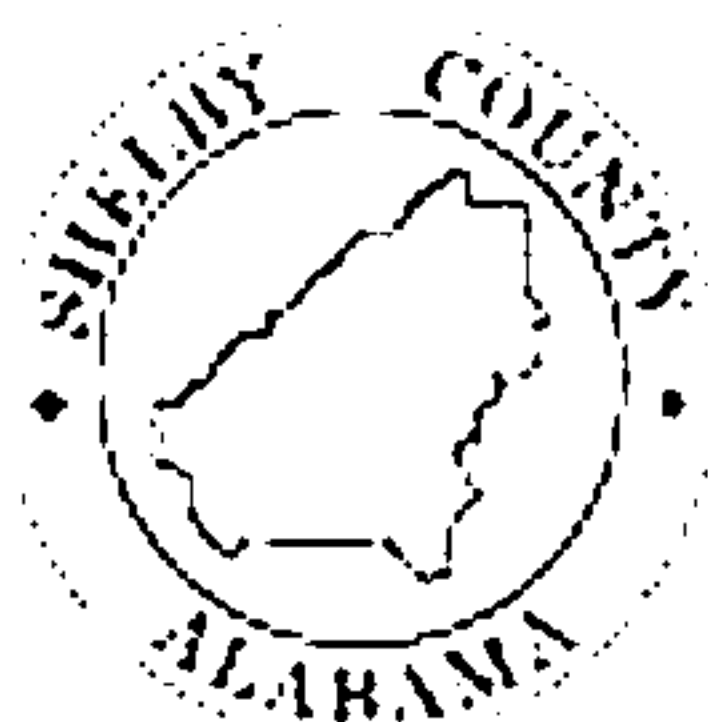
☒ Unattested

(verified by)

Sign [Signature]

(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
08/01/2025 03:04:49 PM
\$528.00 KELSEY
20250801000235500

Allen S. Bayl