



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Deborah P. Quinn  
1100 Deer Run Road  
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

DEBORAH P. QUINN, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

DEBORAH P. QUINN, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE QUINN LIVING TRUST, DATED AUGUST 06, 2025, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

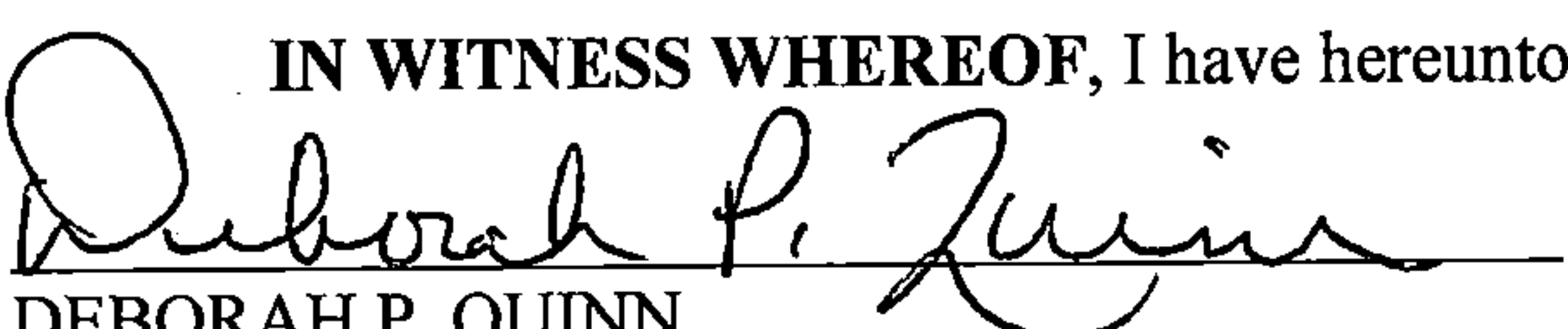
Exhibit A attached hereto

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

*THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

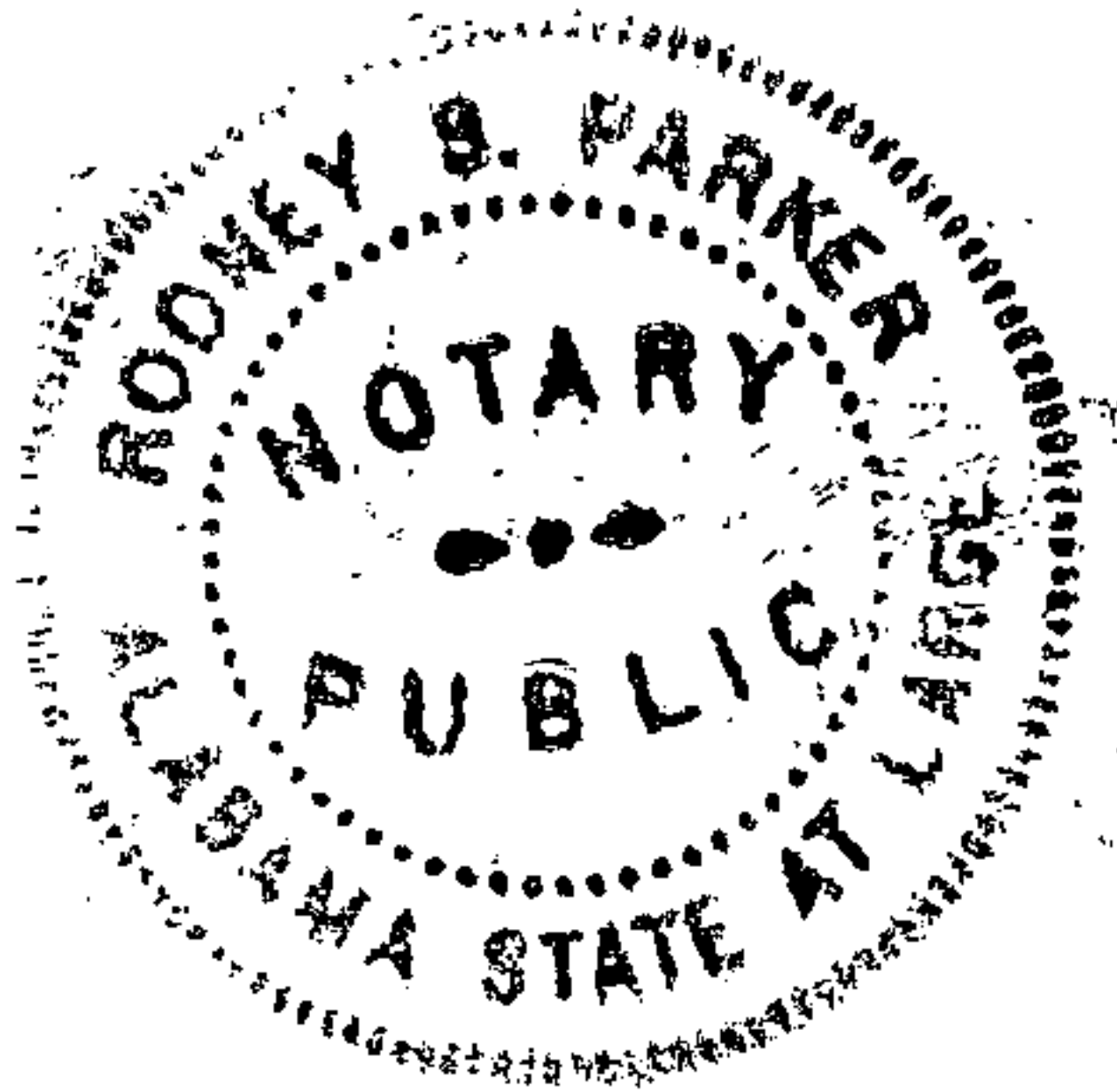
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6 day of August, 2025.  
  
DEBORAH P. QUINN

STATE OF ALABAMA )  
JEFFERSON COUNTY ) GENERAL ACKNOWLEDGEMENT:

I, Rooney B. Parker, a Notary Public in and for said County, in said State, hereby certify that Deborah P. Quinn, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 6 day of August, 2025.



  
Notary Public  
My Commission Expires: 11-27-2027





20250818000252620 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/18/2025 11:57:54 AM FILED/CERT

## Exhibit A

### PARCEL I:

Begin at the SE corner of SE  $\frac{1}{4}$  of Section 33, Township 30 South, Range 2 West; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  1,318.25 feet to the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$ , thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  1,324.65 feet to the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$ , 1,264.56 feet to a point on the North line of a 50 foot right of way; thence turn 88 degrees 34 minutes 30 seconds left and run East 293.74 feet; thence turn 90 degrees right and run South 50.00 feet to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  1,032.41 feet to the point of beginning. Less and except mineral and mining rights. Subject to restrictions, conditions, and provisions of record.

### PARCEL II:

Begin at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 20 South, Range 2 West; thence run west along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  323.71 feet; thence turn an angle to the left of 83 degrees 02 minutes 42 seconds and run Southerly 944.92 feet to a point on the North line of a county road; thence turn 67 degrees 14 minutes 53 seconds left and run Southeasterly along the North line of said right of way 364.14 feet to the point of beginning of a curve to the right having a central angle of 48 degrees 20 minutes 55 seconds and a radius of 220.24 feet; thence run along the arc of said curve 185.85 feet to the end of said curve; thence turn 77 degrees 53 minutes 51 seconds left and run Easterly parallel with and 50 feet North of the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$ , 43.38 feet to its intersection with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run North along said East line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run North along said East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  1,264.56 feet to the point of beginning. Less and except mineral and mining rights, subject to restrictions, conditions and provisions of record. Grantor reserves a 40' right of way over and across said property which said right of way is set out on the attached drawing marked Exhibit "A". The attached drawing marked Exhibit "B" is filed for record.

# REAL ESTATE SALES VALIDATION FORMS



20250818000252620 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/18/2025 11:57:54 AM FILED/CERT

**THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): DEBORAH P. QUINN  
MAILING ADDRESS: 1100 DEER RUN ROAD  
ALABASTER, AL 35007  
PROPERTY ADDRESS: 1100 DEER RUN ROAD  
ALABASTER, AL 35007

GRANTEE NAME(S): QUINN LIVING TRUST, DATED AUGUST 06, 2025  
MAILING ADDRESS: 1100 DEER RUN ROAD  
ALABASTER, AL 35007  
DATE OF SALE: AUGUST 06, 2025  
TOTAL PURCHASE PRICE: \$ 10,000.00  
OR  
ACTUAL VALUE: \$  
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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 8-6-25

Print: DEBORAH P. QUINN

\_\_\_\_\_  
Unattested

(verified by)

Sign: Deborah P. Quinn

(Grantor/Grantee/Owner/Agent)