

Return to after recordation:  
Orange Coast Lender Services  
1000 Commerce Drive, Pittsburgh, PA 15275

File No. 832231

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STATE OF ALABAMA  
COUNTY OF SHELBY

**QUITCLAIM DEED**

Deed Exempt Pursuant to Section 40-22-1(b)(2)

RICKEY L. POWELL, widowed-not remarried, survivor of SHARON W. POWELL, deceased, whose mailing address is 484 Southern Hills Drive, Calera, AL 35040, hereinafter referred to as "Grantor"

and

RICKEY L POWELL, an unmarried person, whose mailing address is 484 Southern Hills Drive, Calera, AL 35040, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 51, according to the map of Southern Hills, as recorded in map Book 7, page 72 in the office of the judge of probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Property Address: 484 Southern Hills Drive, Calera, AL 35040

Being the same property conveyed to Rickey L. Powell and Sharon W. Powell, as joint tenants with right of survivorship, by James A. Charlton and Robin W. Charlton in deed dated 7/18/1988 and recorded 7/22/1988, in Book 195, Page 701, in the Office of the Judge of Probate of Shelby County, State of Alabama.

The said Sharon W. Powell having departed this life on or about 5/7/2020, thereby vesting title to such property to Rickey L. Powell her surviving spouse and joint tenant by operation of law.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

**SIGNATURE PAGE(S) TO FOLLOW**

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 23 day of August, 2025.

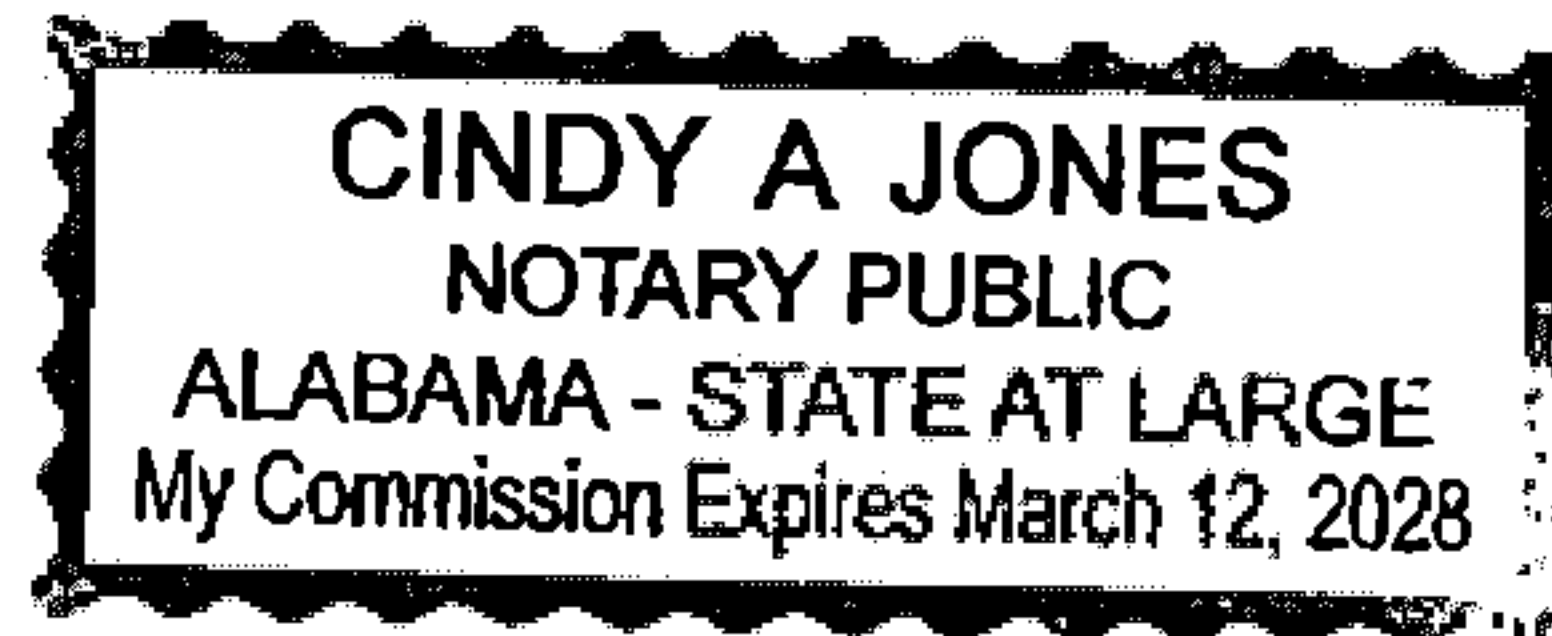
Rickey L Powell  
RICKEY L. POWELL, survivor of  
SHARON W. POWELL, deceased

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that RICKEY L. POWELL, widowed-not remarried, survivor of SHARON W. POWELL, deceased, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 23 day of August, 2025.

Cindy A. Jones  
Notary Public  
Cindy A. Jones  
Print Name  
My Commission expires:



This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
Gulf Coast ADR, LLC  
139 Cox Creek Parkway #310, Florence, AL 35630

Grantor's address:  
Rickey L. Powell  
484 Southern Hills Drive, Calera, AL 35040

Grantee's address:  
Rickey L Powell  
484 Southern Hills Drive, Calera, AL 35040



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/02/2025 10:40:21 AM  
\$32.00 BRITTANI  
20250902000268360

*Allie S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name RICKEY L. POWELL  
Mailing Address 484 Southern Hills Drive, Calera, AL 35040

Grantee's Name RICKEY L. POWELL  
Mailing Address 484 Southern Hills Drive, Calera, AL 35040

Property Address 484 Southern Hills Drive, Calera, AL 35040

Date of Sale 08/23/2025

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 222,700.00

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

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 8/23/2025

Print Rickey L Powell

Unattested \_\_\_\_\_  
(verified by)

Sign Rickey L Powell  
(Grantor/Grantee/Owner/Agent) circle one