

Send tax notice to:
Mary Grace Corbett
810 Griffin Park Circle
Birmingham, AL 35242

This Instrument Prepared By:
April H. DeLuca, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

QUIT-CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms, provisions and conditions of that certain Final Judgment of Divorce entered in Case No. 58 DR-2025-900322.00 in the Circuit Court of Shelby County, Alabama, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, JOSHUA EUGENE CORBETT, an unmarried person (hereinafter referred to as "Grantor"), do grant, release, quit claim and convey unto MARY GRACE CORBETT, an unmarried person, (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot A-59, ACCORDING TO THE SURBEY OF GRIFFIN PARK AT EAGLE POINT SECTOR 1, PHASE 3, AS RECORDED IN MAP BOOK 52, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS BEING THE SAME PROPERTY CONVEYED TO JOSHUA E. CORBETT AND MARY GRACE SMITH CORBETT, DATED 12/28/2021 AND RECORDED ON 12/29/2021 IN INSTRUMENT NO. 20211229000612070, IN THE SHELBY COUNTY RECORDERS OFFICE.

PARCEL NO. 09 3 07 0 015 001.000

Order Number: 9071977

This conveyance is made subject to the following:

1. The ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).


3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, their heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor.

The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to fully transfer 100% of the interest in the property to the Grantee pursuant to the terms contained in the Final Judgment of Divorce.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on

June 9, 2025

JOSHUA EUGENE CORBETT, Grantor

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Joshua Corbett, an unmarried person, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand on June 9, 2025.

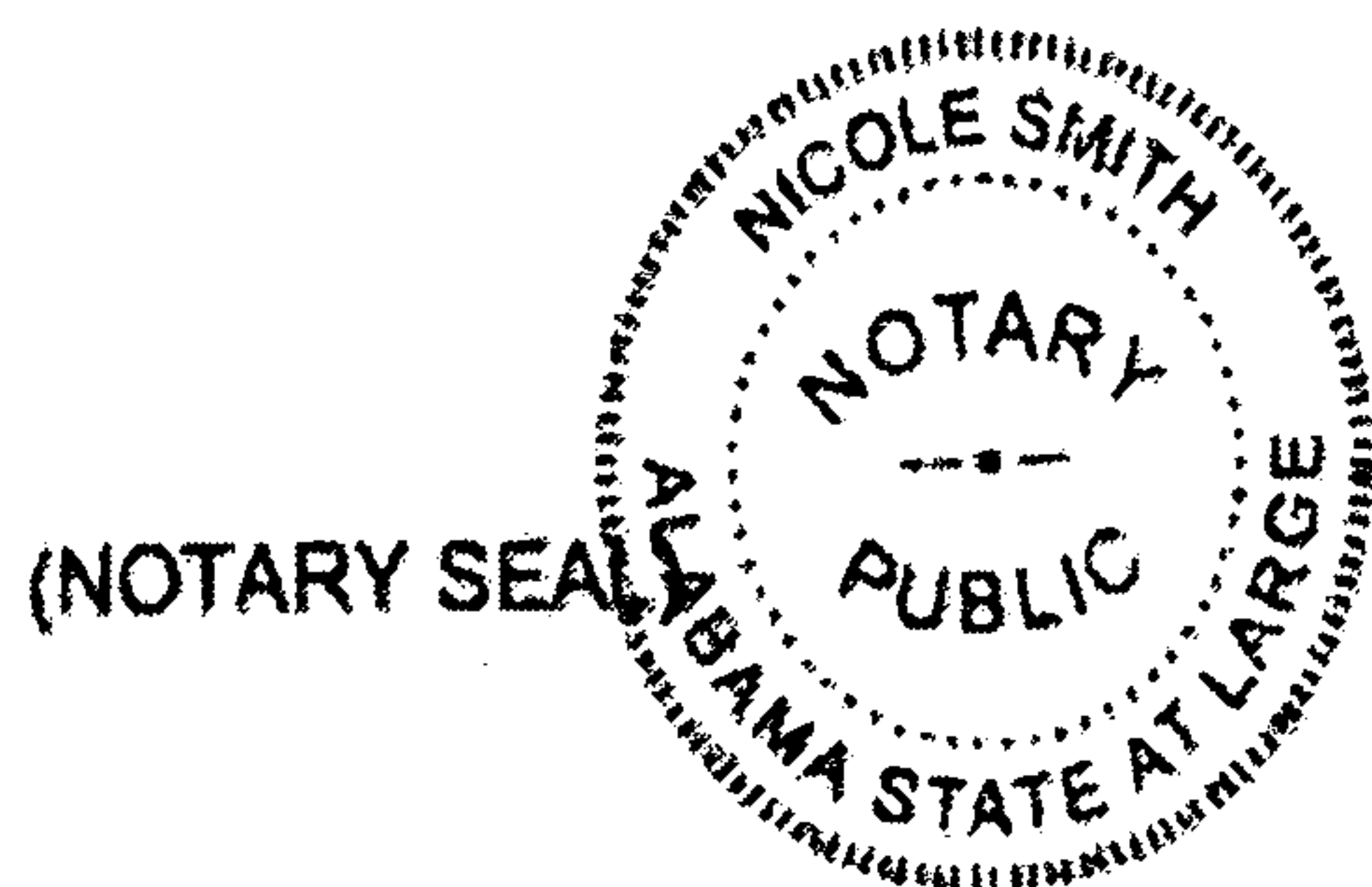


Notary Public

Nicole Smith

Printed Name

My Commission Expires 04-02-2028



Real Estate Sales Validation Form

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

JOSHUA EUGENE CORBETT

Mary Grace Smith Corbett

Grantor's Name _____
Mailing Address _____

Grantee's Name _____
Mailing Address 810 Griffin Park Circle
Birmingham, AL 35242

Property Address 810 Griffin Park Circle
Birmingham, AL 35242

Date of Sale June 9, 2025
Total Purchase Price \$ 201,678.03

Actual Value \$
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 10:09:57 AM
\$230.00 CHARITY
20250916000280840

Allen S. Byrd

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 _____
X 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 9/10/25

Print Logan Taylor

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one