

Prepared by:

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Mail Tax Notice To:

Joyce L. Campbell, Trustee
"The Joyce L. Campbell Revocable Living Trust"
306 Tupelo Trail
Alabaster, AL 35007

Property Address: 306 Tupelo Trail
Alabaster, AL 35007

Tax Appraised Value: \$398,500.00

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

THIS INDENTURE MADE AND ENTERED into on this the 3 day of October, 2025, by and between **JOYCE L. CAMPBELL**, a single woman, whose address is 306 Tupelo Trail, Alabaster, AL 35007, as Party of the First Part, and **JOYCE L. CAMPBELL, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE JOYCE L. CAMPBELL REVOCABLE LIVING TRUST DATED October 3, 2025, AND ANY AMENDMENTS THERETO**, as Party of the Second Part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Party of the First Part in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged, the Party of the First Part has remised, released, quitclaimed, and conveyed and do by these presents remise, quitclaim and convey unto Party of the Second Part an undivided interest of the Party of the First Part's right, title interest, claim, and demand in and to the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 23 of Dawson's Cove, according to the Plat thereof, recorded in Plat Book 56, Page(s) 4-A through 4-C, as corrected in Scrivener's Affidavit recorded in Instrument Number 20220413000151370 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- (1) Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Dawson's Cove, according to the Plat thereof, recorded in Plat Book 56, Page(s) 4-A through 4-C, as corrected in Scrivener's Affidavit recorded in Instrument Number 20220413000151370 in the Office of the Judge of Probate of Shelby County, Alabama.**
- (2) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.**
- (3) Covenants, conditions and restrictions as recorded in Instrument #20220407000144540, in the Probate Office of Shelby County, Alabama.**
- (4) Right of Way to Alabama Power Company recorded in Instrument #20150608000190530, in the Probate Office of Shelby County, Alabama.**
- (5) Ordinance recorded in Instrument #20201007000455520, in the Probate Office of Shelby County, Alabama.**
- (6) Agreement recorded in Instrument #20140507000137160.**

SOURCE OF TITLE: That certain Statutory Warranty Deed filed with the Shelby County Judge of Probate on 09/25/2024 at 10:20:21 AM, Instrument Number: 20240925000297850.

NO TITLE SEARCH AND OR OPINION WAS REQUESTED, NOR WAS A TITLE SEARCH AND/OR OPINION RENDERED. NO TAX ADVICE WAS OFFERED OR GIVEN BY THE PREPARER OF THIS DEED.

TO HAVE AND TO HOLD the real estate above described together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Party of the Second Part, their successors and assigns, forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set their hand and seal on this the day and year hereinabove first written.



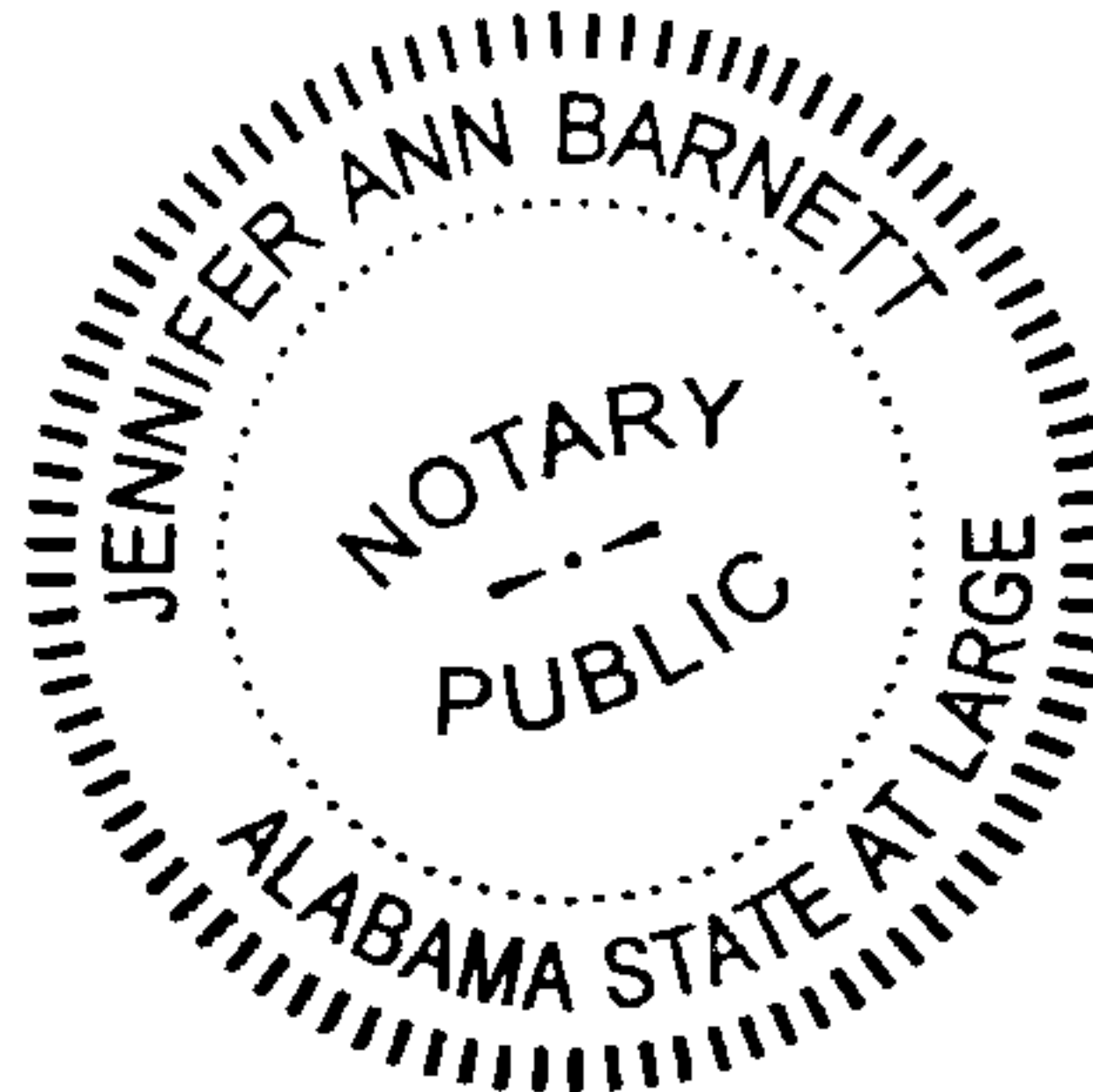
JOYCE L. CAMPBELL

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **JOYCE L. CAMPBELL**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN unto my hand and seal on this 3 day of October, 2025.



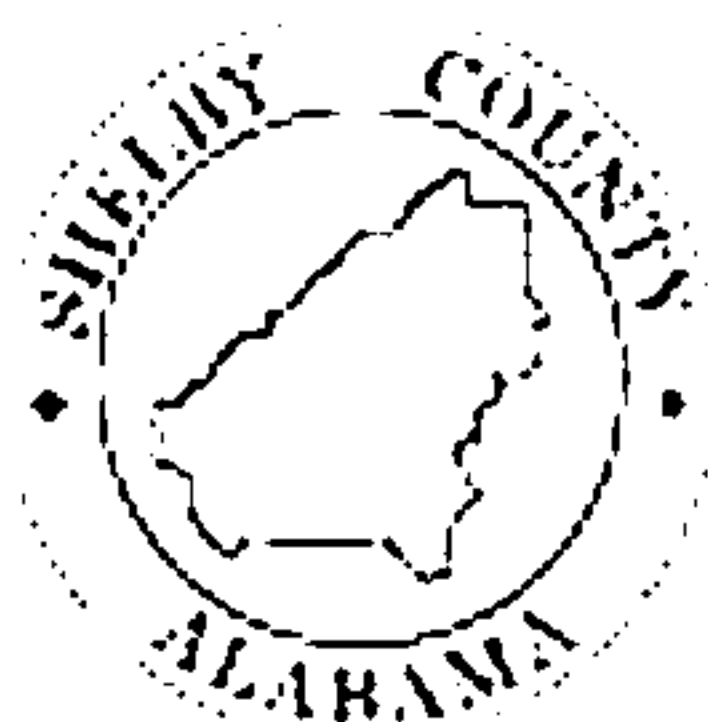
Jennifer Ann Barnett
 NOTARY PUBLIC
 My Commission Expires: 03/17/2029

Grantor Names & Address:

Joyce L. Campbell
 306 Tupelo Trail
 Alabaster, AL 35007

Grantee Name & Address:

Joyce L. Campbell, Trustee
 "The Joyce L. Campbell Revocable Living Trust"
 306 Tupelo Trail
 Alabaster, AL 35007



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/06/2025 08:12:30 AM
 \$426.50 BRITTANI
 20251006000306840

Allie S. Bayl