

Send tax notices and after recording mail to:
55 Burnham Street
Birmingham, Alabama 35043

Prepared By:
Gregory Varner & Associates
Post Office Box 338
Ashland, Alabama 36251

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **BRETT A. KUYKENDALL, and wife, DESTINY E. KUYKENDALL** (“Grantors”), for and in consideration of Ten Dollars and No/100 (\$10.00) in hand and other good and valuable consideration paid by **BRETT A. KUYKENDALL and DESTINY E. KUYKENDALL, as Trustees of the Kuykendall Family Trust dated September 30, 2025** (“Grantees”), the receipt and sufficiency of which is hereby acknowledged, hereby remises, quitclaims, grants, sells, and conveys unto the Grantees **in fee simple**, together with every contingent remainder and right of reversion, all of my undivided interest in the following described real property situated in **Shelby County, Alabama**, to wit:

Lot 7-34, Block 7, according to the Survey of Mt. Laurel- Phase 1A, as recorded in Map Book 27, Page 72 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Such state of facts as shown on the plat of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72 A & B, in the Probate Office of Shelby County, Alabama.
2. Release of damages as recorded in Instrument No. 2000-41082, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions, and restrictions as set forth in the Master Deed Restrictions recorded in Instrument No. 2000-35579, Declaration of Charter, Easements, Covenants and Restrictions as recorded in Instrument No. 2000-35580, 1st Amendment as recorded in Instrument No. 2000-36270, 2nd Amendment as recorded in Instrument No. 2000-38860, Instrument No. 2000-41414, 3rd Amendment as recorded in Instrument No. 2001-3681, 4th Amendment as recorded in Instrument No. 20030213000091860, 5th Amendment as recorded in Instrument No. 20030327000184530, 6th Amendment as recorded in Instrument No. 20030327000184540, 7th Amendment as recorded in Instrument No. 20030527000327720, 8th Amendment as recorded in Instrument No. 20040413000191810, 9th Amendment as recorded in Instrument No. 20040623000340720 and 10th Amendment as recorded in Instrument No. 20041015000569110 and 19th Amendment recorded in Instrument No. 20151002000346630, in the Probate Office of Shelby County, Alabama.

4. Town Center Covenants as recorded in Instrument No. 20030327000184510 and amended in Instrument No. 20040623000340730, in the Probate Office of Shelby County, Alabama.
5. Easement to Marcus Cable as recorded in Instrument No. 20101221000428650, in the Probate Office of Shelby County, Alabama.
6. Memorandum of Sewer Service Agreements regarding Mt. Laurel in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427740.

Prior Deed Reference: Deed recorded on January 25, 2021, Instrument No. 20210125000039870, in the Office of the Judge of Probate of Shelby County, Alabama.

The above-described property constitutes part of the Grantors' homestead.

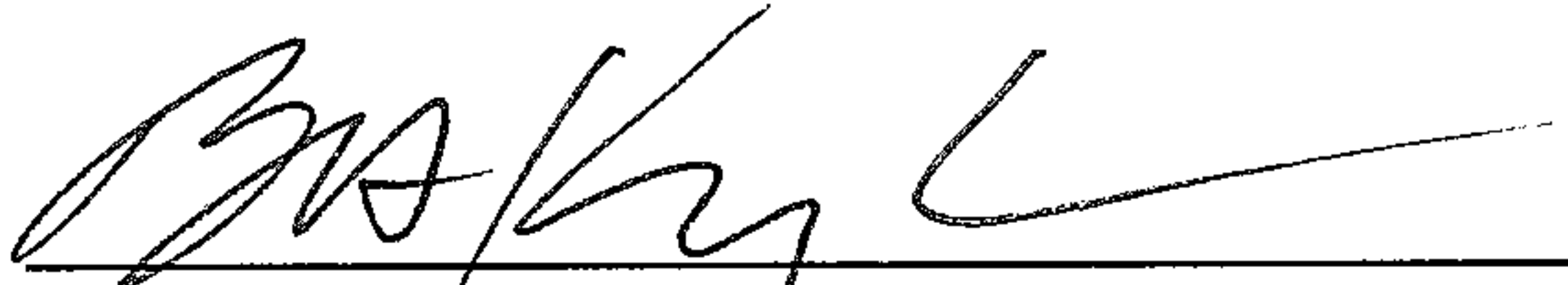
The total property herein being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

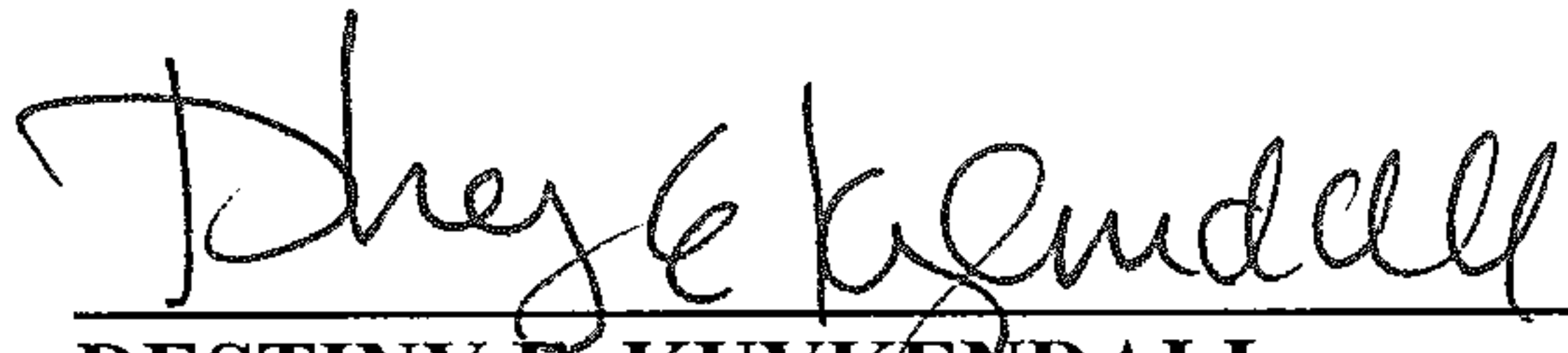
The conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above-described property.

No title work was performed nor requested, and the scrivener makes no warranties, nor does he express an opinion, as to the Grantors' title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantors.

TO HAVE AND TO HOLD unto said Grantees and their successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, sets their signatures and seal hereunto on this 13th day of October, 2025.

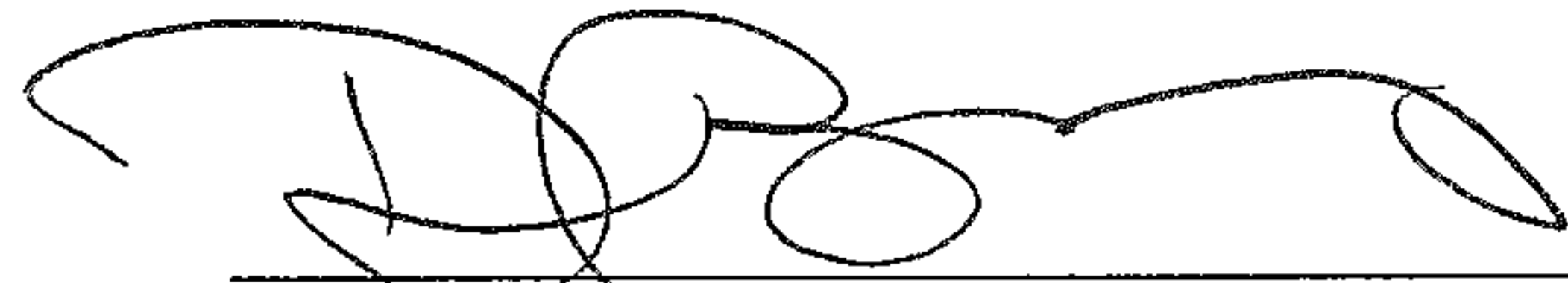
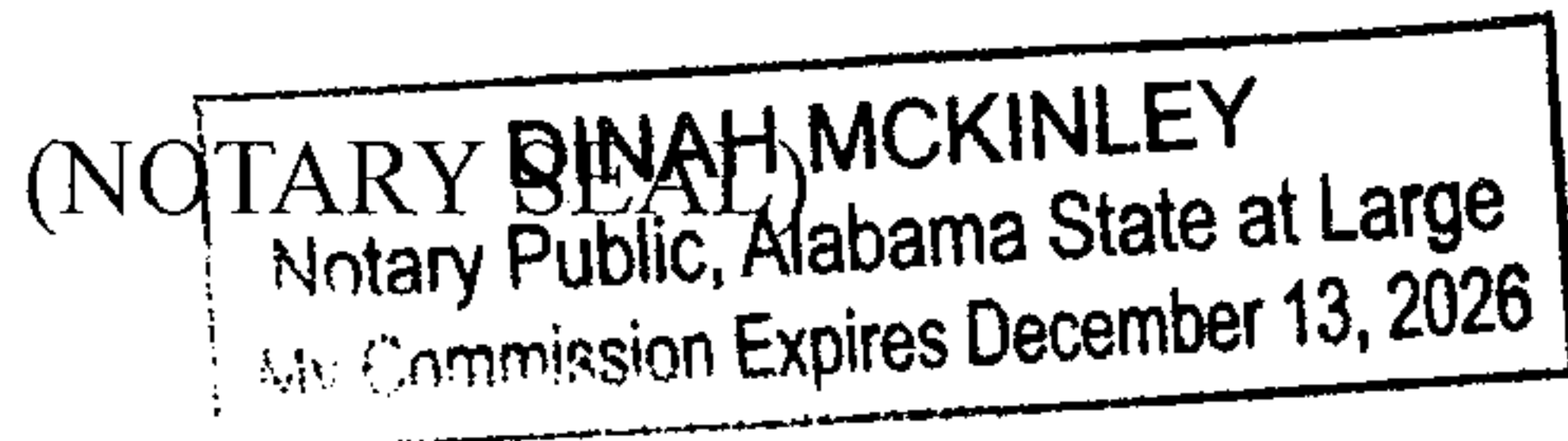

BRETT A. KUYKENDALL


DESTINY E. KUYKENDALL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Dinah B. McKinley, a Notary Public in said County and State, hereby certify that **BRETT A. KUYKENDALL** and **DESTINY E. KUYKENDALL**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he and she executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of October, 2025.



Notary Public

My Commission Expires: 12/13/2026

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

Grantor's Name Brett & Destiny Kuykendall
 Mailing Address 55 Burnham Street
Birmingham, Alabama 35043

Grantee's Name Brett & Destiny Kuykendall, as Trustees of the Kuykendall Family Trust
 Mailing Address 55 Burnham Street
Birmingham, Alabama 35043

Property Address 55 Burnham Street
Birmingham, Alabama 35043

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 626,500



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/13/2025 03:57:06 PM
 \$658.50 BRITTANI
 20251013000315790

Alvin S. Boyd

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
☐ 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 10-13-25

Print Brett A. Kuykendall

☒ Unattested

 (verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1