

Prepared by:
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Huntsville, AL 35805
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Mail Tax Notice To:
Victoria Graham, Trustee
"The Victoria Graham Revocable Living Trust"
109 Huntley Ridge Drive
Pelham, AL 35124

Property Address: 109 Huntley Ridge Drive
Pelham, AL 35124

Tax Appraised Value: \$292,800.00

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

THIS INDENTURE MADE AND ENTERED into on this the 15 day of October, 2025, by and between VICTORIA GRAHAM, a single woman, as Party of the First Part, and VICTORIA GRAHAM, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE VICTORIA GRAHAM REVOCABLE LIVING TRUST DATED October 15, 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 29, according to the Survey of Huntley Ridge Subdivision Phase I, as recorded in Map Book 59, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

SOURCE OF TITLE: That certain General Warranty Deed filed with the Shelby County Judge of Probate on 05/28/2025 at 10:42:07 AM, Instrument Number: 20250528000162150

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.

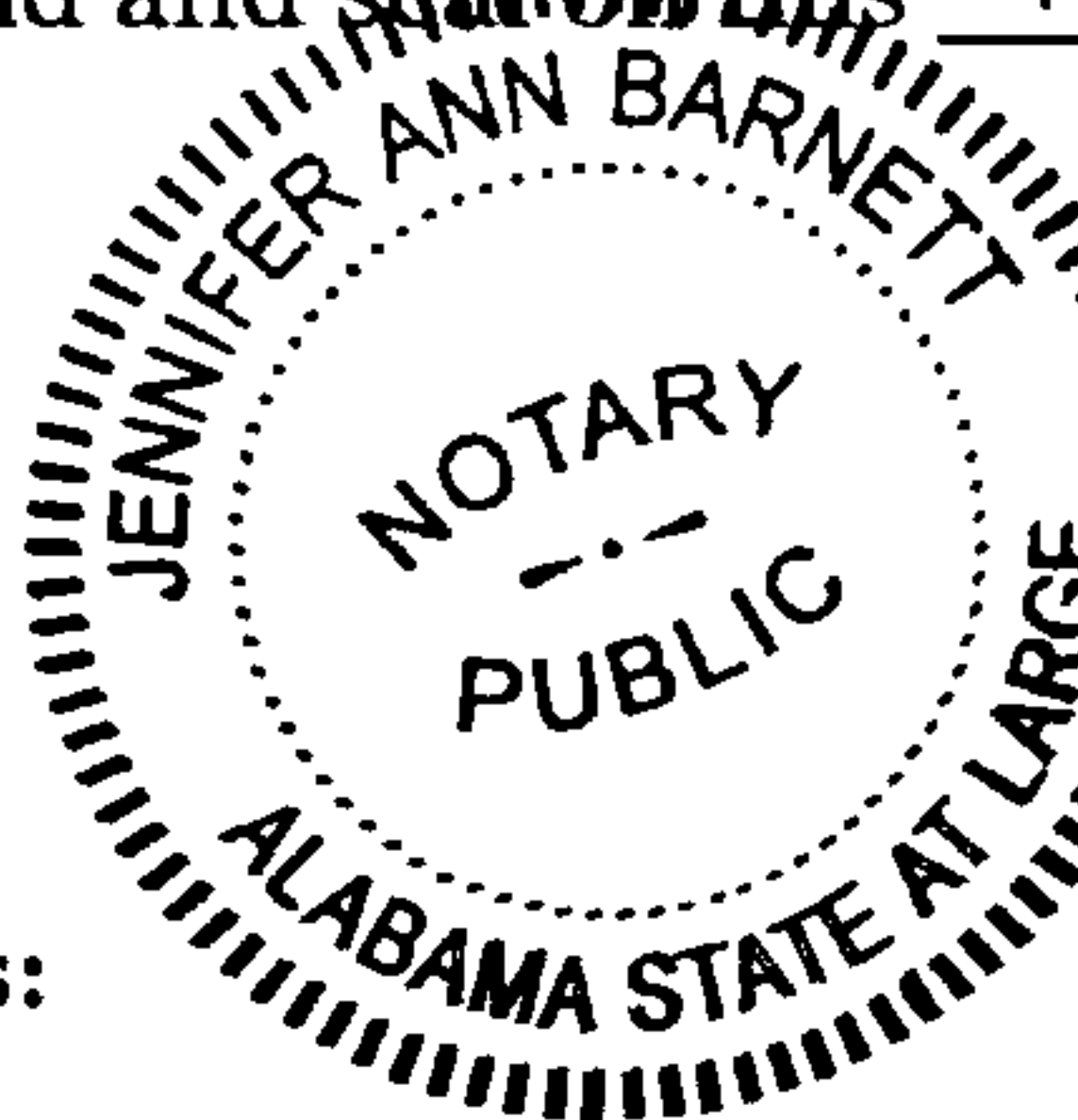

VICTORIA GRAHAM


STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **VICTORIA GRAHAM**, 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 15 day of October, 2025.




NOTARY PUBLIC
My Commission Expires: 3/17/2029

Grantor Names & Address:

Victoria Graham
109 Huntley Ridge Drive
Pelham, AL 35124

Grantee Name & Address:

Victoria Graham, Trustee
"The Victoria Graham Revocable Living Trust"
109 Huntley Ridge Drive
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2025 12:28:29 PM
\$318.00 JOANN
20251016000318780

