

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This document prepared by:	)	Send tax notice to:
Jack T. Carney, Attorney	)	
3500 Colonnade Pkwy, Ste 100	)	Mildred Jane Bailey
Birmingham, Alabama 35243	)	6323 Legacy Lane
(205) 802-0696	)	Trussville, Alabama 35173
	)	
	)	
STATE OF ALABAMA	)	
SHELBY COUNTY	)	

- Above This Line Reserved for Official Use -

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mildred Jane Bailey, as sole Trustee of the Jim and Jane Bailey Irrevocable Inter-Vivos Trust Agreement Number One, dated December 31, 2012**, hereinafter referred to as "Grantor," does hereby remise, release, quitclaim, grant, and convey unto **Mildred Jane Bailey**, hereinafter referred to as "Grantee," all of their right, title, interest, and claim in that certain real property, situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

Subject to:

1. Taxes for the year 2025 and subsequent years.
2. Easement(s), building line(s), and restriction(s) of record.

This deed was prepared without the benefit of a title search.

Be it known that Daniel K. Bailey and Mildred Jane Bailey were named as Co-Trustees of the Jim and Jane Bailey Irrevocable Inter-Vivos Trust Agreement Number One, dated December 31, 2012, (the "Trust"). Be it further known that Daniel K. Bailey died on October 5, 2021. Pursuant to Item 7(c) of the Trust, after the death, incapacity or resignation of one initial Co-Trustee, the remaining Co-Trustee may continue to act singly until their death, incapacity, or resignation without the

necessity of an additional Co-Trustee. Mildred Jane Bailey is the remaining Co-Trustee and serves in that capacity as Grantor.

Be it further known that Daniel K. Bailey is one and the same as Daniel Kelvin Bailey and Jim Bailey. Be it further known that Mildred J. Bailey is one and the same as Mildred Jane Bailey, Mildred Graham Bailey, Jane G. Bailey, and Jane Bailey.

The Property is neither the homestead of Grantor nor of Grantor's spouse.

TO HAVE AND TO HOLD to said GRANTEE, and her heirs, successors and assigns forever.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 17th day of October, 2025.

GRANTOR:

Mildred Jane Bailey, Trustee
Mildred Jane Bailey, as Trustee of the Jim
and Jane Bailey Irrevocable Inter-Vivos Trust
Agreement Number One, dated December 31, 2012

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred Jane Bailey, as Trustee of the Jim and Jane Bailey Irrevocable Inter-Vivos Trust Agreement Number One, dated December 31, 2012, 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, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 17th day of October, 2025.

Dorel Kathryn Burton
Notary Public
My Commission Expires: 11/10/2025



EXHIBIT A

Commence at the Southeast corner of the Southwest Quarter of Section 14, Township 21 South, Range 3 West, thence proceed north along the East Line of said Quarter Section 463.07 Feet to the point of beginning, thence continue north along the East line of said Quarter Section a distance of 860.82 feet; thence turn left 86 degrees 01 minutes 28 seconds and run 504.42 feet; thence turn left 94 degrees 22 minutes 47 seconds and run 782.86 feet; thence turn left 81 degrees 58 minutes 10 seconds and run 210.20 feet; thence turn right 83 degrees 02 minutes 32 seconds and run 420.00 feet to the North right of way of County Road 12; thence turn left 75 degrees 01 minutes 24 seconds and run along the north right of way of said county road 62.11 feet; thence turn left 105 degrees 06 minutes 24 seconds and leaving said right of way run 420.04 feet; thence turn right 105 degrees 58 minutes 48 seconds and run 240.41 feet to the point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name Mildred Jane Bailey, Trustee
 Mailing Address 6323 Legacy Lane
Trussville, AL 35173

Grantee's Name Mildred Jane Bailey
 Mailing Address 6323 Legacy Lane
Trussville, AL 35173

Property Address Parcel 23 6 14 4 001 018.000

Date of Sale 10/17/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 6,240.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/22/2025 01:13:40 PM
 \$44.50 PAYGE
 20251022000324370

M. S. Bayl

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 10/22/2025

Print Tack Carney

Sign Tack Carney

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1