



20251029000331000 1/2 \$461.00
Shelby Cnty Judge of Probate, AL
10/29/2025 10:44:01 AM FILED/CERT

AFTER RECORDING RETURN TO:

John Marshall McDuffie Jr. and Teresa Riley McDuffie, as Trustees of the John Marshall McDuffie Jr. and Teresa Riley McDuffie Revocable Living Trust dated October 7, 2024

2829 Lakewood Trace

Hoover, AL 35242

File No. John Marshall McDuffie Jr.

MAIL TAX STATEMENTS TO:

John Marshall McDuffie Jr. and Teresa Riley McDuffie

2829 Lakewood Trace

Hoover, AL 35242

This document prepared by:

George Vaughn, Esq.

8940 Main Street

Clarence, NY 14031

7166343405

Parcel ID No.: 10-2-04-0-004-060-000

Appraised Value: \$434,800.00

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS DEED made and entered into on this 21st day of October, 2025, by and between **John M. McDuffie, Jr. and Teresa R. McDuffie, husband and wife, as joint tenants, with right of survivorship**, a mailing address of 2829 Lakewood Trace, Hoover, AL 35242, hereinafter referred to as Grantor(s) and **John Marshall McDuffie Jr. and Teresa Riley McDuffie, as Trustees of the John Marshall McDuffie Jr. and Teresa Riley McDuffie Revocable Living Trust dated October 7, 2024**, a mailing address of 2829 Lakewood Trace, Hoover, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, Alabama:

Lot 2, Block 3, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104, in the Probate Office of Shelby County, Alabama.

Also known as: 2829 Lakewood Trace, Hoover, AL 35242

Prior instrument reference: Document Number: 20020529000251250, Recorded: 05/29/2002

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Shelby County, AL 10/29/2025
State of Alabama
Deed Tax: \$435.00

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 21st
day of October, 2025.

John M. McDuffie, Jr.
John M. McDuffie, Jr.

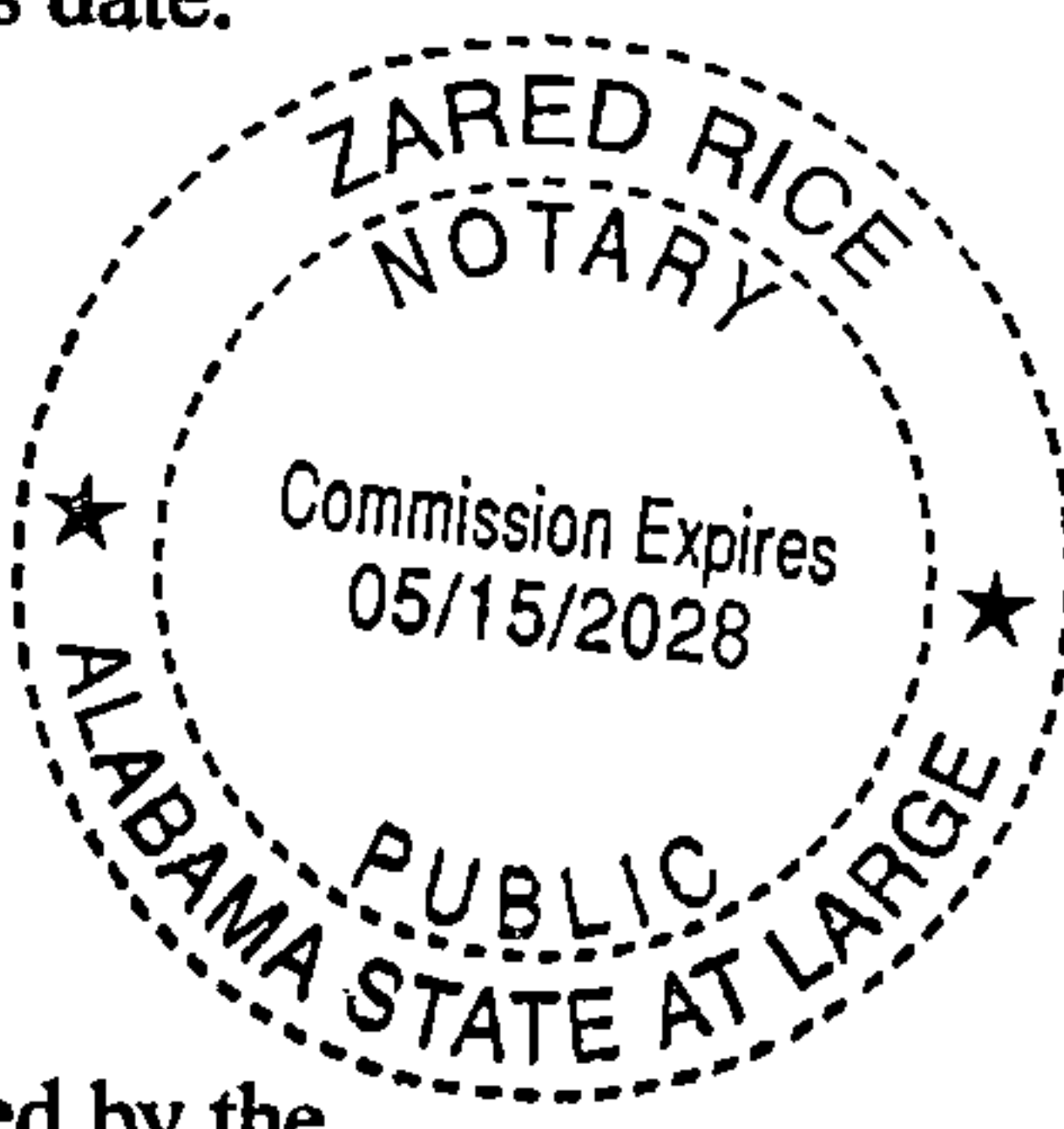
Teresa R. McDuffie
Teresa R. McDuffie

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **John M. McDuffie, Jr. and Teresa R. McDuffie**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21st day of October, 2025.

Zared R.
NOTARY PUBLIC
My commission expires: 5/15/28



No title exam performed by the preparer. Legal description and party's names provided by the party.