

This Instrument Prepared By:
Brian J. Ritchey
RITCHEY LEGAL, PLLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

Send Tax Notice to:
Victor & Sharon Kellum
2800 Regency Court
Birmingham, AL 35242



20251030000332260 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
10/30/2025 09:01:21 AM FILED/CERT

QUITCLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, NO TITLE EXAMINATION OR SURVEY WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT RECEIVED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations to the undersigned Grantors, **Mark Vaporean and Judy Vaporean**, a married couple (hereinafter referred to as "Grantors"), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to **Victor Kellum and Sharon Kellum**, (hereinafter referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, real estate situated in Shelby County, Alabama, to-wit:

Lot 2954A, according to the re-subdivision plat of "A Resubdivision of lots 2953, 2954, and 2955, Highland Lakes 29th Sector", as recorded in Map book 36, Pages 33 A, B, C, and D, in the office of the Judge of Probate of Shelby County, Alabama.

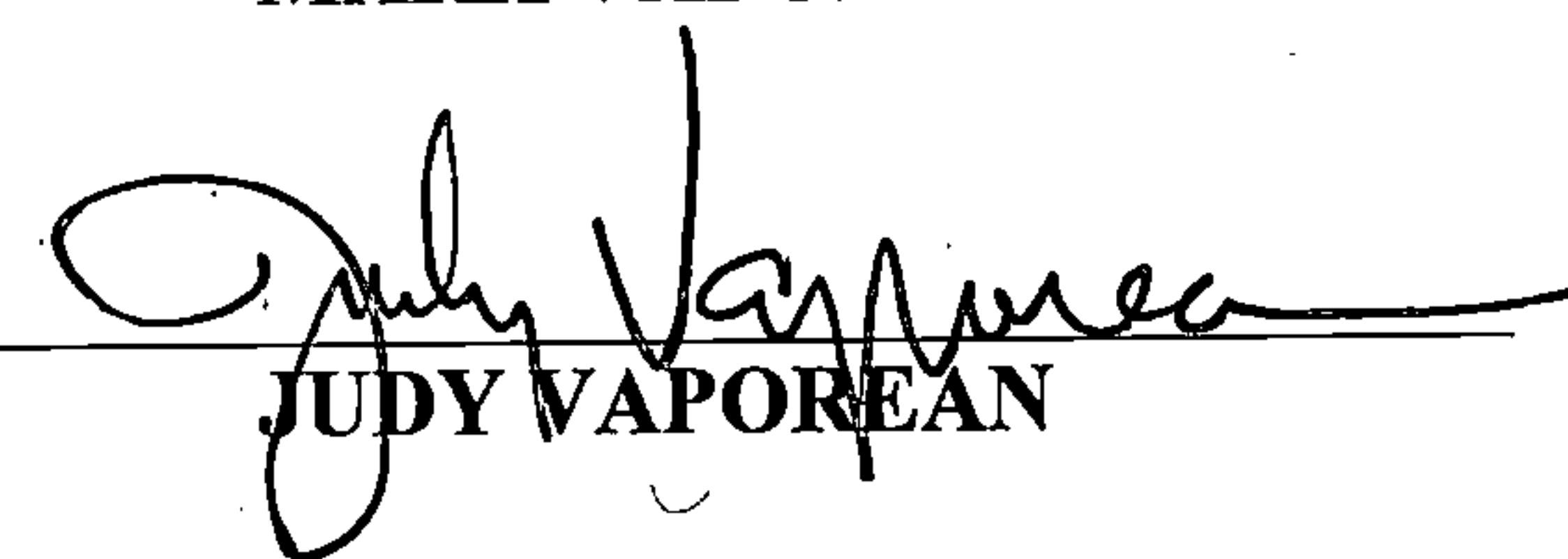
TO HAVE AND TO HOLD, to the said Grantees forever.

Given under my hand and seal, this the 29th day of October 2025.

Shelby County, AL 10/30/2025
State of Alabama
Deed Tax: \$37.50



MARK VAPOREAN



JUDY VAPOREAN

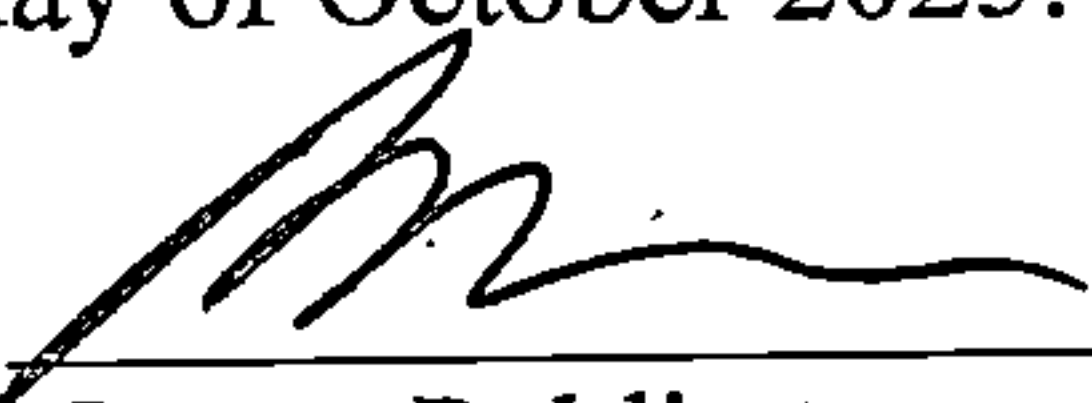
STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARK VAPOREAN**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of October 2025.




Notary Public
My Commission Expires **November 18, 2025**

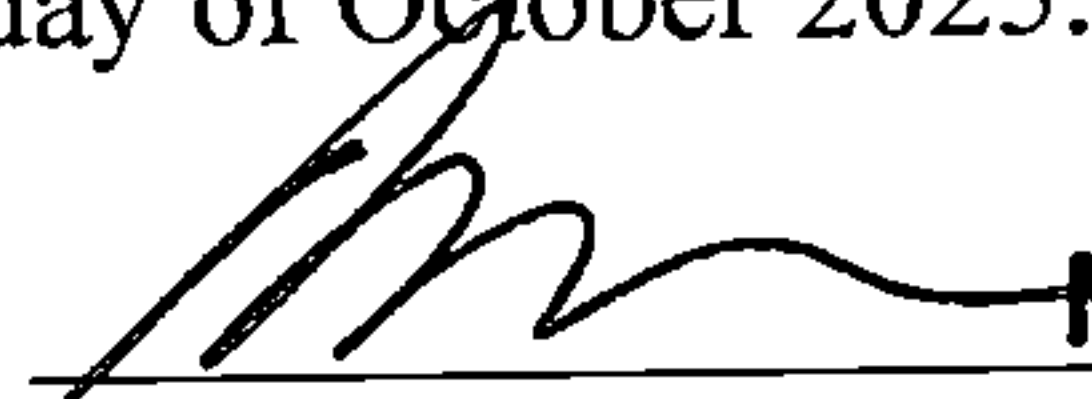
STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JUDY VAPOREAN**, a married woman, 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 on the day the same bears date.

Given under my hand and official seal this the 29th day of October 2025.




Notary Public My Commission Expires **November 18, 2025**
My Commission Expires: _____

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Mailing Address

Mark & Judy
Vulcan

Grantee's Name

Mailing Address

Victor & Sharon
Kellum
2800 Regency
Court B'ham
35242

Property Address

2808 Regency
Court B'ham
35242

Date of Sale

2-19-25

Total Purchase Price \$

37374.60

or

Actual Value

\$

or

Assessor's Market Value \$

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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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 10-30-25

Print

Victor Kellum

Unattested

Sign

Victor Kellum

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1