



20251125000362160 1/3 \$456.00
Shelby Cnty Judge of Probate, AL
11/25/2025 12:23:30 PM FILED/CERT

QUITCLAIM DEED

Prepared By:

SHAWNDA D. JONES
201 Kenniston Dr
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that I, Shawnda Denise Jones, whose address is **201 Kenniston Dr., Pelham, Alabama 35124**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to me in hand paid by Shawnda Denise Jones and Jaylen Alonzo Ferguson, whose addresses are 201 Kenniston Dr., Pelham, Alabama 35124, the receipt whereof is hereby acknowledged, do hereby QUITCLAIM, CONVEY, and RELEASE unto Shawnda Denise Jones and Jaylen Alonzo Ferguson, as joint tenants with right of survivorship, all my right, title, interest, and claim in and to the following described real property situated in the County of Shelby, State of Alabama, to wit:

LEGAL DESCRIPTION OF PROPERTY:

Lot 27, Block 4, Section 27, Ballantrae Phase III

Parcel ID: 14-8-27-3-004-027.000

County: Shelby County

TO HAVE AND TO HOLD the same unto Shawnda Denise Jones and Jaylen Alonzo Ferguson, as joint tenants with right of survivorship, and their heirs and assigns forever, so that upon the death of either, the entire interest shall vest in the survivor.

Shelby County, AL 11/25/2025
State of Alabama
Deed Tax: \$428.00



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of Nov., 2025

Shawnda Denise Jones (Grantor's Signature)

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA

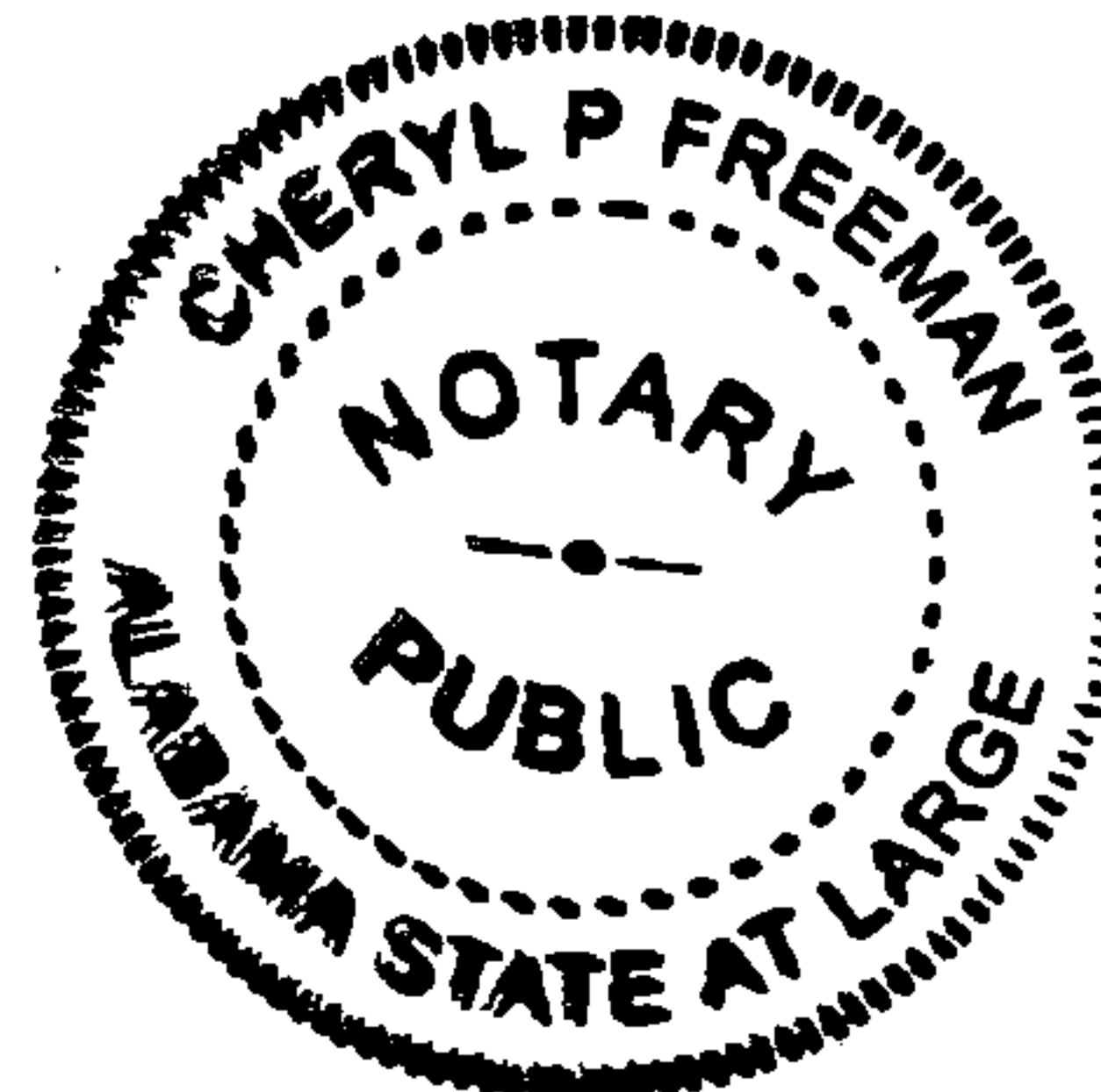
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Shawnda Denise Jones, whose name is signed to the foregoing instrument and who is known to me (or has produced valid identification), acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of Nov., 2025

Notary Public, State of Alabama

My commission expires: 8/29/29



Real Estate Sales Validation Form

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

Grantor's Name SHAUNDA D. JONES
Mailing Address 201 Kenniston DL
PELHAM, AL 35124

Grantee's Name Jaylen A. Ferguson
Mailing Address 201 Kenniston DL
PELHAM, AL 35124

Property Address 201 Kenniston DL
PELHAM, AL 35124

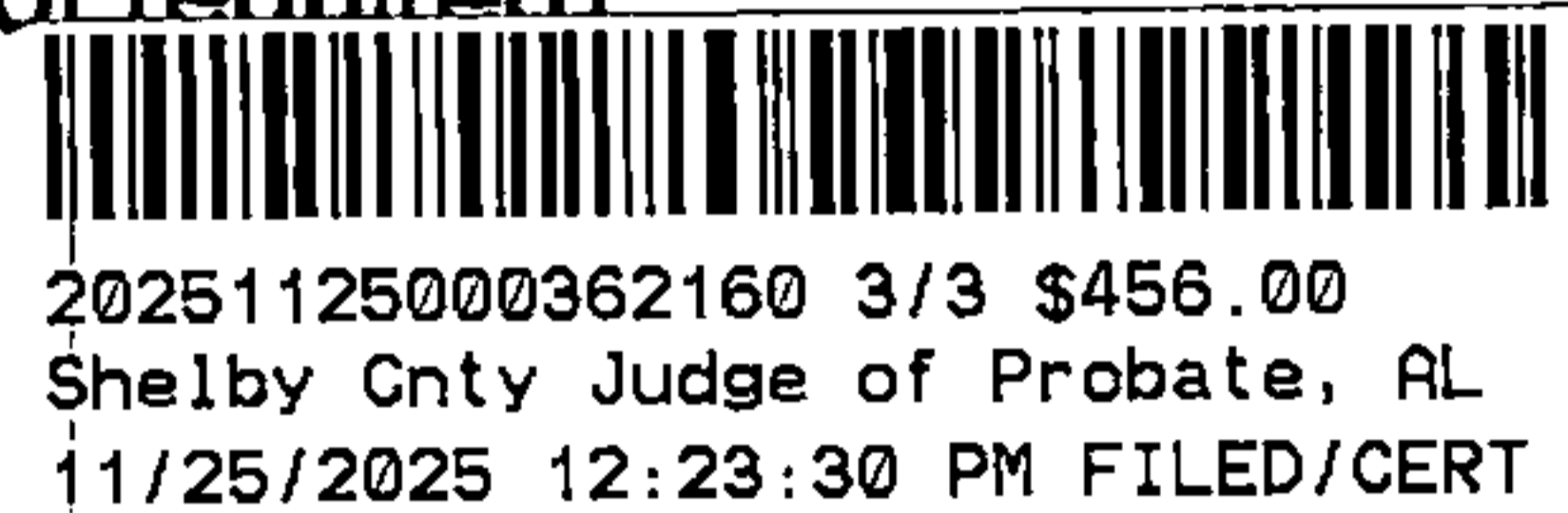
Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 428,000.00

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



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 11/25/25

Print [Signature]
Sign _____

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one