

AFTER RECORDING RETURN TO:
Stalwart Abstract, LLC
310 The Bridge Street, Suite 100
Huntsville, AL 35806
File No. 2193-AL

MAIL TAX STATEMENTS TO:
Nathan D. Jackson
1021 Dublin Way
Birmingham, AL 35242

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 09-2-03-3-301-054-000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 25TH day of November, 2025, by and between **Nathan D. Jackson, unmarried**, and **Leslie S. Jackson, unmarried**, as **joint tenants with right of survivorship**, residing at 1021 Dublin Way, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **Nathan D. Jackson, an unmarried man**, residing at 1021 Dublin Way, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Also known as: 1021 Dublin Way, Birmingham, AL 35242

Prior instrument reference: Instrument No. 20180319000089550, Recorded: 03/19/2018

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.


IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 25TH day of November, 2025.


Nathan D. Jackson

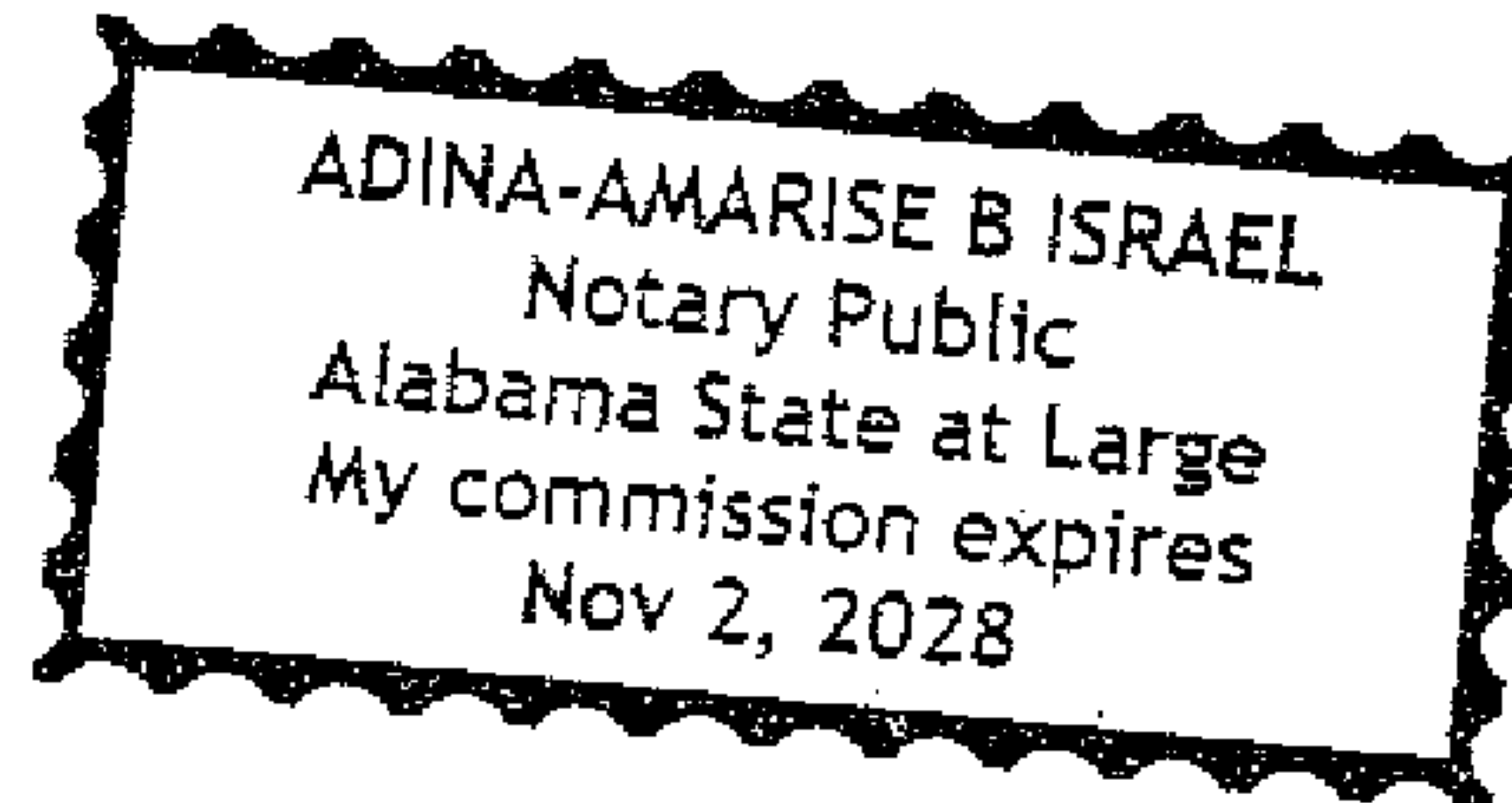
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Nathan D. Jackson** 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 25th day of November, 2025.


NOTARY PUBLIC

My commission expires: 11-02-2028



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 25TH day of November, 2025.

Leslie S. Jackson
Leslie S. Jackson

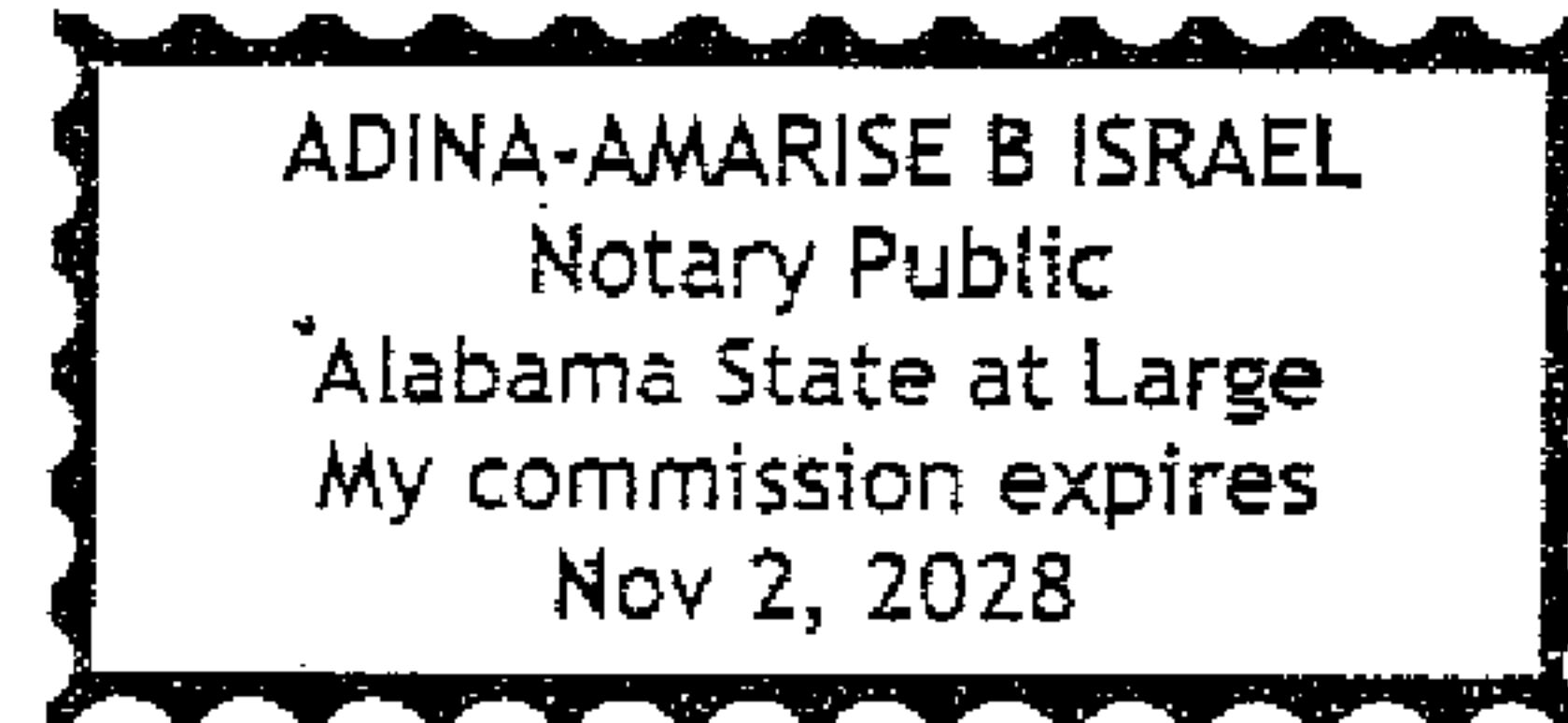
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Leslie S. Jackson** 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 25TH day of November, 2025.

ADINA-AMARISE B ISRAEL
NOTARY PUBLIC

My commission expires: 11.02.2028



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

EXHIBIT A
LEGAL DESCRIPTION

Lot 54A, according to the map and survey of Dunnivant Square Resurvey, as recorded in Map Book 42, page 123A, 123B, and 123C, in the Probate Office Shelby County, Alabama.

Parcel ID No.: 09-2-03-3-301-054-000

Property commonly known as: 1021 Dublin Way, Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Nathan D. Jackson and Leslie S. Jackson
Mailing Address 1021 Dublin Way
Birmingham, AL 35242

Grantee's Name Nathan D. Jackson
Mailing Address 1021 Dublin Way
Birmingham, AL 35242

Property Address 1021 Dublin Way
Birmingham, AL 35242

Date of Sale 11/25/2025
Total Purchase Price \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2025 10:01:04 AM
\$516.50 BRITTANI
20251204000371200

Actual Value \$
Assessor's Market Value \$ 482,400.00

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 Transferring title to single spouse (checked)

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 11-25-2025
Unattested (checked)
Signature (verified by)

Print Nathan D Jackson
Signature (Grantor/Grantee/Owner/Agent) circle one