

This instrument was prepared by:  
Brandon Cooper  
P.O. Box 320  
Hoover, AL 35242

Send Tax Notice To:  
Nick Cefalu, Jr.  
237 Leaf Lane  
Alabaster, AL 35007

## QUIT CLAIM DEED

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

Know All Persons by These Presents: That in consideration of ONE HUNDRED DOLLARS AND NO CENTS (\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

**Nick Cefalu, Jr., Karen W. Cefalu and Candace R. Edwards, Trustees, or their successors in interest, under the Cefalu Living Trust dated April 12, 2011, and any amendments thereto.**

**Karen W. Cefalu is deceased.**

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**Nick Cefalu, Trustee, or his successors in interest, of the Nick Cefalu Revocable Living Trust dated November 18, 2025, and any amendments thereto.**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 43, according to the map and survey of Greenfield Sector 4 and 6, as recorded in Map Book 17, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 237 Leaf Lane, Alabaster, AL 35007

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Easements and building line as shown on recorded map.

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

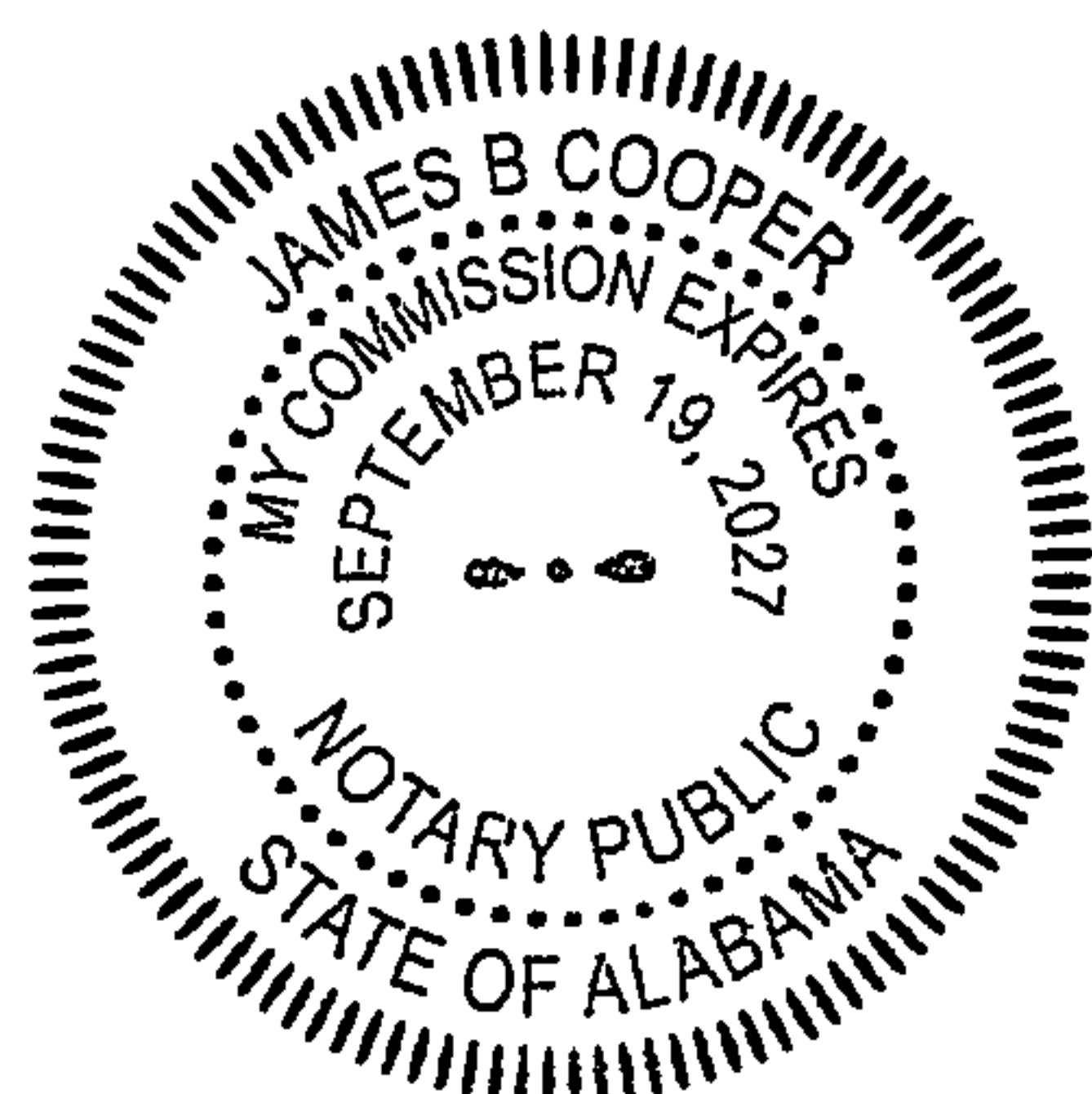
IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 4th day of December, 2025.

Nick Cefalu Jr (Seal)  
NICK CEFALU, JR., Trustee  
Under the Cefalu Living Trust dated April 12, 2011

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby NICK CEFALU, JR. whose name is signed to the foregoing conveyance, and who are known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2025.



James B. Cooper  
Notary Public  
My Commission Expires: September 19, 2027

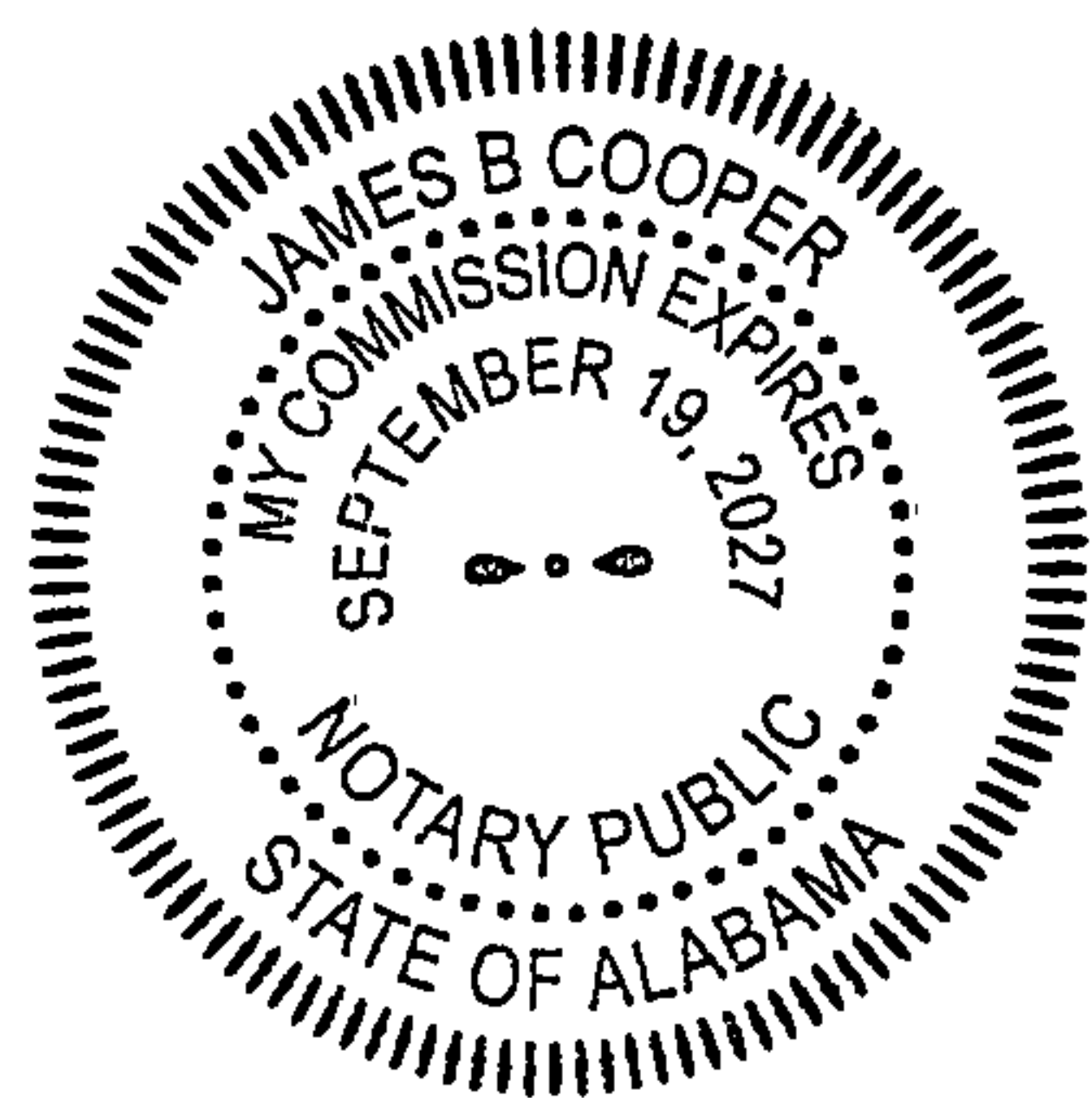
IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 4<sup>th</sup> day of December, 2025.

Candace R. Edwards (Seal)  
CANDACE R. EDWARDS, Trustee  
Cefalu Living Trust dated April 12, 2011

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby **CANDACE R. EDWARDS** whose names are signed to the foregoing conveyance, and who are known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of December, 2025.



James B. Cooper  
Notary Public  
My Commission Expires: September 19, 2027

Real Estate Sales Validation Form

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

Grantor's Name Nick Cefalu Jr.
Mailing Address Candace R. Edwards
237 Leaf Lane
Alabaster, AL 35007

Grantee's Name Nick Cefalu
Mailing Address Revocable Living Trust
237 Leaf Lane
Alabaster, AL 35007

Property Address 237 Leaf Lane
Alabaster, AL 35007

Date of Sale 12-4-2025
Total Purchase Price \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2025 12:36:35 PM
\$287.00 BRITTIANI
20251210000378190

Handwritten signature/initials

or
Actual Value \$
or
Assessor's Market Value \$ 254,700

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 Citizen Access Portal

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 12-4-2025

Print James B. Cooper

Unattested (verified by)

Sign James B. Cooper (Grantor/Grantee/Owner/Agent) circle one

Print Form