

This instrument was prepared by:
B. BOOZER DOWNS, JR.
Downs & Davis Law, LLC
20038 Highway 11
Woodstock, Alabama 35188
(205) 938-0403
CD25-413

Send tax notice to:
Trace S. Wilder
Mindy L. Wilder
261 Henley Way
Helena, AL 35080

STATE OF ALABAMA)
 :
SHELBY COUNTY) QUIT CLAIM DEED

KNOW ALL NEW BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Virginia W. Jackson, a single woman**, (hereinafter referred to as GRANTOR) hereby remises, releases, quit claims, grants, sells, and conveys to **Trace S. Wilder and Mindy L. Wilder**, (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, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

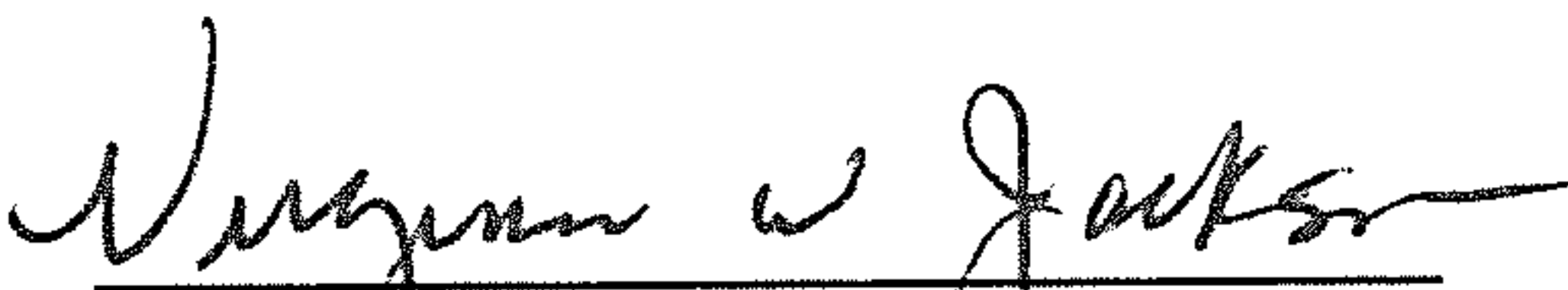
Lot 30, according to the Survey of Henley Subdivision, Sector 1, as recorded in Map Book 52, page 89 in the Probate Office of Shelby County, Alabama.

- Subject to:
- 1. Ad valorem taxes for the current year, and subsequent years.
 - 2. Restrictions, reservations, conditions, and easement of record.
 - 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

This instrument prepared without the benefit of a title search or title opinion and based upon information provided by grantor. Scrivener makes no warranty as to the quality of the title herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.


15 IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the day of December, 2025.


Virginia W. Jackson

STATE OF ALABAMA §
 §
COUNTY OF BIBB §

I, the undersigned authority, a Notary Public in and for the County, in said State, hereby certify that **Virginia W. Jackson**, 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 15 day of December, 2025.


Notary Public
My Commission Expires:

Grantor's Address: Virginia W. Jackson
261 Henley Way
Helena, AL 35080

Grantee's Address: Trace S. Wilder & Mindy L. Wilder
261 Henley Way
Helena, AL 35080

Property Address: 261 Henley Way
Helena, AL 35080

Date of Transfer: December 15, 2025

Tax Assessor's Value: \$248,200.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 02:41:45 PM
\$273.50 KELSEY
20251216000384890

Allie S. Boyd