This Instrument was prepared by: Leslee F. Hughes, Attorney The Cahaba Law Group 6647 Green Drive, Suite 107 Trussville, Alabama 35173

QUIT CLAIM DEED WITH LIFE ESTATE CONVEYED

This instrument prepared without the benefit of title examination

STATE OF ALABAMA	
COUNTY OF SHELBY	

KNOW YE ALL MEN BY THESE PRESENTS, that, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned, JOHN A. CHURCH, JR., a married man, and OOLA OLIVIA CHURCH, a married woman, hereinafter referred to as "GRANTORS," whether one or more, in hand paid by JOHN A. CHURCH, JR., a married man, and OOLA OLIVIA CHURCH, a married woman, hereinafter referred to as "GRANTEES," whether one or more, the Grantors does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees a LIFE ESTATE ONLY in and to the following described real estate, in SHELBY COUNTY, ALABAMA, for and during the Grantees' lifetime, and upon the death of the said Grantees, then the remainder to KAREN HAZELRIG and PHILLIP HAZELRIG, hereinafter referred to collectively as "REMAINDERMEN," whether one or more, as joint tenants with right of survivorship, in fee simple, to-wit:

Lot 10, Block 3, according to the Survey of Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

Notwithstanding whether correctly stated and conveyed herein, the purpose and intent of this deed is to convey to the Grantees a LIFE ESTATE ONLY in said realty, and upon the death of the Grantees, then complete ownership to the said Remaindermen in fee simple.

All recording citations referenced herein refer to the official records as properly indexed in the Office of the Judge of Probate of Jefferson County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees a LIFE ESTATE ONLY for and during Grantees' lifetime, and upon the death of the Grantees, then to said Remaindermen and unto the heirs and assigns of said Remaindermen, in fee simple, as tenants in common.

AND GRANTORS does for Grantors and for Grantors' heirs, executors and administrators, covenant with the Grantees and Remaindermen and Remaindermen's heirs and

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assigns, that Grantors is lawfully seized in fee simple of said realty; that Grantors has a good right to sell and convey said realty; that said realty is free from all liens and encumbrances, **EXCEPT FOR THE LIFE ESTATE CONVEYED UNTO THE GRANTEES HEREIN AND FOR TAXES HEREAFTER FALLING DUE AND AS SET OUT HEREIN ABOVE**; and that Grantors and Grantors' heirs, executors and administrators, shall warrant and defend the same unto the Grantees and Remaindermen and Remaindermen's heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the	Grantors has caused this instrument to be duly executed
under seal on this day of	5 1000000, 20 <u>25</u> .
• ** *********************************	
Send Tax Notice to:	4. 1/ Shi of 1.
John and Oola Church	OHN A. CHURCH, JR.
• • • • • • • • • • • • • • • • • • •	ITIN A. CHUKCH, JK.
Alabaster, AL 35007	
	OLA OLIVIA CHURCH
O	DLA OLIVIA CHURCH
STATE OF ALABAMA }	
COUNTY OF SHELBY }	
T 10000 E Walnut	, a Notary Public in and for said County and
Ctoto do bonobre contifee that INIA	————, a Notary Public in and for said County and CHURCH, JR., whose name is signed as Grantor to the
·F	_
	mown to me or otherwise produced valid identification,
-	et, after being informed of the contents of said conveyance,
he executed the same voluntarily on the	day the same dears date.
Given under my hand and officia	al seal on 1200 Joe 16, 2025.
Siven ander my mand and officie	
\bigvee	
A	
	DTARY PUBLIC SIGNATURE
\mathbf{M}_{2}	y commission expires: 492026

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STATE OF ALABAMA }
COUNTY OF SHELBY }
I, USUF. Hughes, a Notary Public in and for said County an
State, do hereby certify that OOLA OLIVIA CHURCH, whose name is signed as Grantor to the
foregoing life estate deed and who is known to me or otherwise produced valid identification
acknowledged before me on this day, that, after being informed of the contents of said conveyance
she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal on 10000 (6, 2025.
OTARL STANDER TO THE
NOTARY PUBLIC SIGNATURE
My commission expires:
STATE

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Real Estate Sales Validation Form

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

Grantor's Name	John A. Church, Jr. and Oola Olivia Church	Grantee's Name	John A. Church, Jr. and Oola Olivia Church	
Mailing Address	1233 Tribe Trail	Mailing Address		
	Alabaster, AL 35007		Alabaster, Al. 35007	
Property Address	1233 Tribe Trail	Date of Sale	12/16/2025	
•	Alabaster, AL 35007	Total Purchase Price		
	- ///-//	or	A	
		Actual Value	**************************************	
		or Assessor's Market Value	\$265,900.00	
evidence: (check of Bill of Sales Contrac	ne) (Recordation of document)	this form can be verified in the nentary evidence is not required. Appraisal Other Tax Assessor's	ed)	
Closing Stater	nent			
	document presented for rec this form is not required.	ordation contains all of the re	quired information referenced	
**************************************		Instructions		
	d mailing address - provide ir current mailing address.	the name of the person or pe	ersons conveying interest	
Grantee's name and to property is being	Total Control	the name of the person or po	ersons to whom interest	
Property address -	the physical address of the	property being conveyed, if a	available.	
Date of Sale - the	date on which interest to the	e 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.				
excluding current uresponsibility of val	se valuation, of the propert		· · · · · · · · · · · · · · · · · · ·	
accurate. I further		tatements claimed on this forr	ed in this document is true and may result in the imposition	
Date 12/17/2025		Print Leslee F. Hyghes		
Unattested		Sign Sulled A	Luchus	
	(verified by)		e/Owner/Agent) circle one Form RT-1	

eForms



JACOB TIDMORE, ACA PROPERTY TAX COMMISSIONER

P.O. BOX 1269 COLUMBIANA, ALABAMA 35051 TELEPHONE: 205-670-6900 FAX: 205-670-6915 DON MILES
CHIEF APPRAISER

CINDY CRABB PERSONAL PROPERTY

ELIZABETH MALLORY COLLECTION/ASSESSMENT SUPERVISOR

SUPERVISOR

ANNA MORRIS AUDITOR SUPERVISOR

RYAN SIMS
MANAGER
GISMAPPING SERVICES

Printed on: 12/17/2025

2025 ASSESSMENT STATEMENT

Owner

CHURCH JOHN A JR & OOLA OLIVIA

Mailing Address

1233 TRIBË TRL ALABASTER AL 35007

PARCEL INFORMATION	
Parcel Number	13 8 34 1 004 015.000
Receipt Number	57162
Account Number	11315074
Tax Year	2025
Tax & Cost	\$0.00
Escaped Taxes Due	\$0.00

Total Due Due Date

Amount Paid

\$0.00 \$0.00

\$265,900

ASSESSMENT INFORMATION

\$75,000

Location 1233 TRIBE TRL ALABASTER AL 35007

Neighborhood02 NAVAJO HILLS R-2SubdivisionNAVAJO HILLS 1ST SECTOR

Lot10Block3Property Class03Acreage0.000Exempt Code30

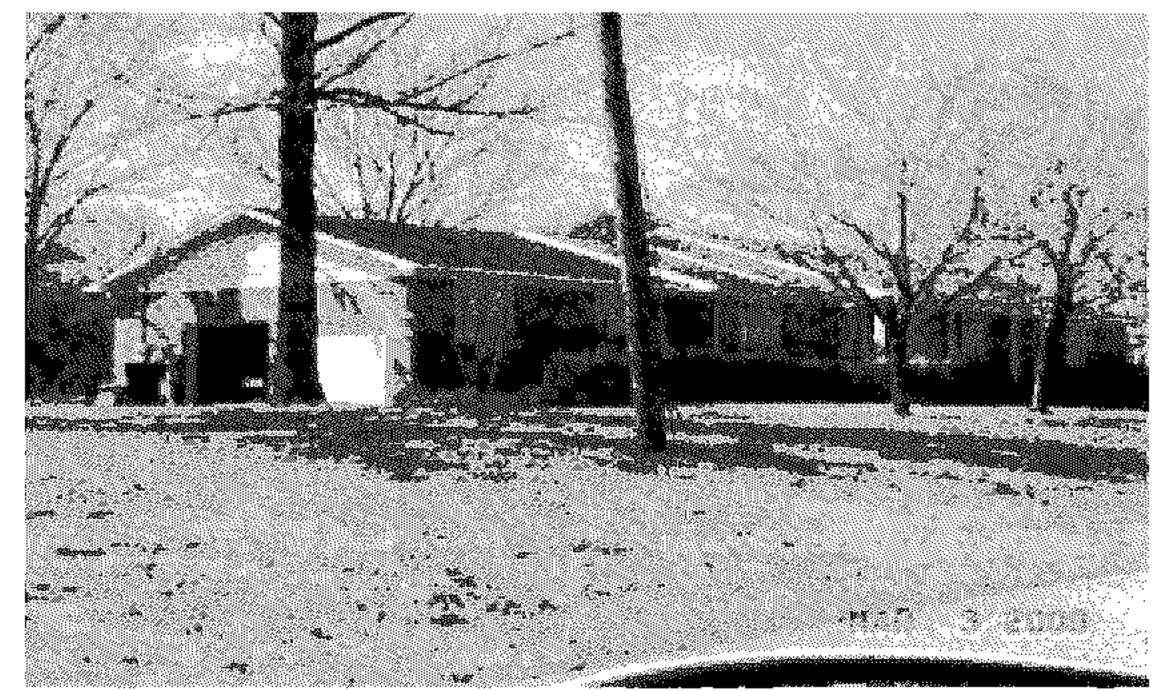
Municipality 02 - ALABASTER

School District 2

Disability Code

\$190,900

Over 65 Code X



\$26,600

Improvement Value	Land Value	Market Value	Appraised Value	Assessed Value

\$265,900

Assessed Value Tax Tax Exemption **Total Tax** Municipality Millage Rate Millage Type 6.50\$0.00 STATE \$26,600 \$172.90 \$172.90 02 - ALABASTER 7.50 \$0.00 02 - ALABASTER COUNTY \$26,600 \$199.50 \$199.50 \$0.00 SCHOOL \$26,600 16.00 \$425.60 \$425,60 02 - ALABASTER \$0.00 \$26,600 14,00 \$372,40 \$372.40 DIST SCHOOL 02 - ALABASTER \$0.00 CITY \$26,600 \$266.00 02 - ALABASTER 10.00 \$266.00 \$0 0.00\$0.00 \$0.00 \$0.00 **FOREST** 02 - ALABASTER \$0.00 \$1,436.40 \$1,436.40 TAX TOTAL

Current Due \$0.00
Fees \$0.00
Payments \$0.00
Back Taxes \$0.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2025 09:57:33 AM
\$300.00 KELSEY

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