

## QUITCLAIM DEED

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **James K. Chastain and Nena Kay Chastain, a married couple,** hereby remise, release, quitclaim, grant, and convey all of my interest to **James K. Chastain and Nena Kay Chastain, Trustees of the Chastain Living Trust,** in fee simple, to the following described real property, situated in SHELBY County, Alabama, viz:

**PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS**

**SEE EXHIBIT "A"**

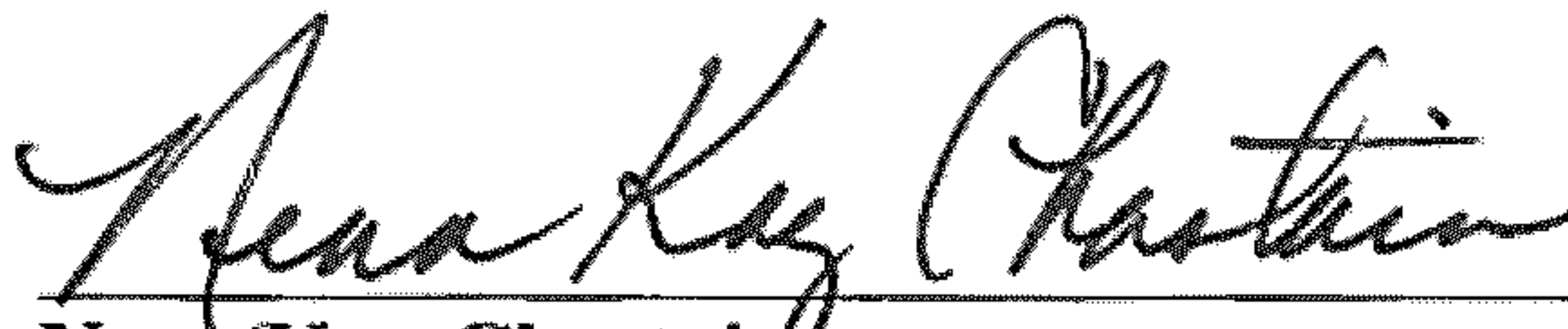
Source of title: Instrument Numbers 19950003569200000 and 20140227000054150.

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple.

**IN WITNESS WHEREOF,** We have hereunto set our hand and seal, this the 7th day of January 2026.

  
\_\_\_\_\_(SEAL)  
**James K. Chastain**

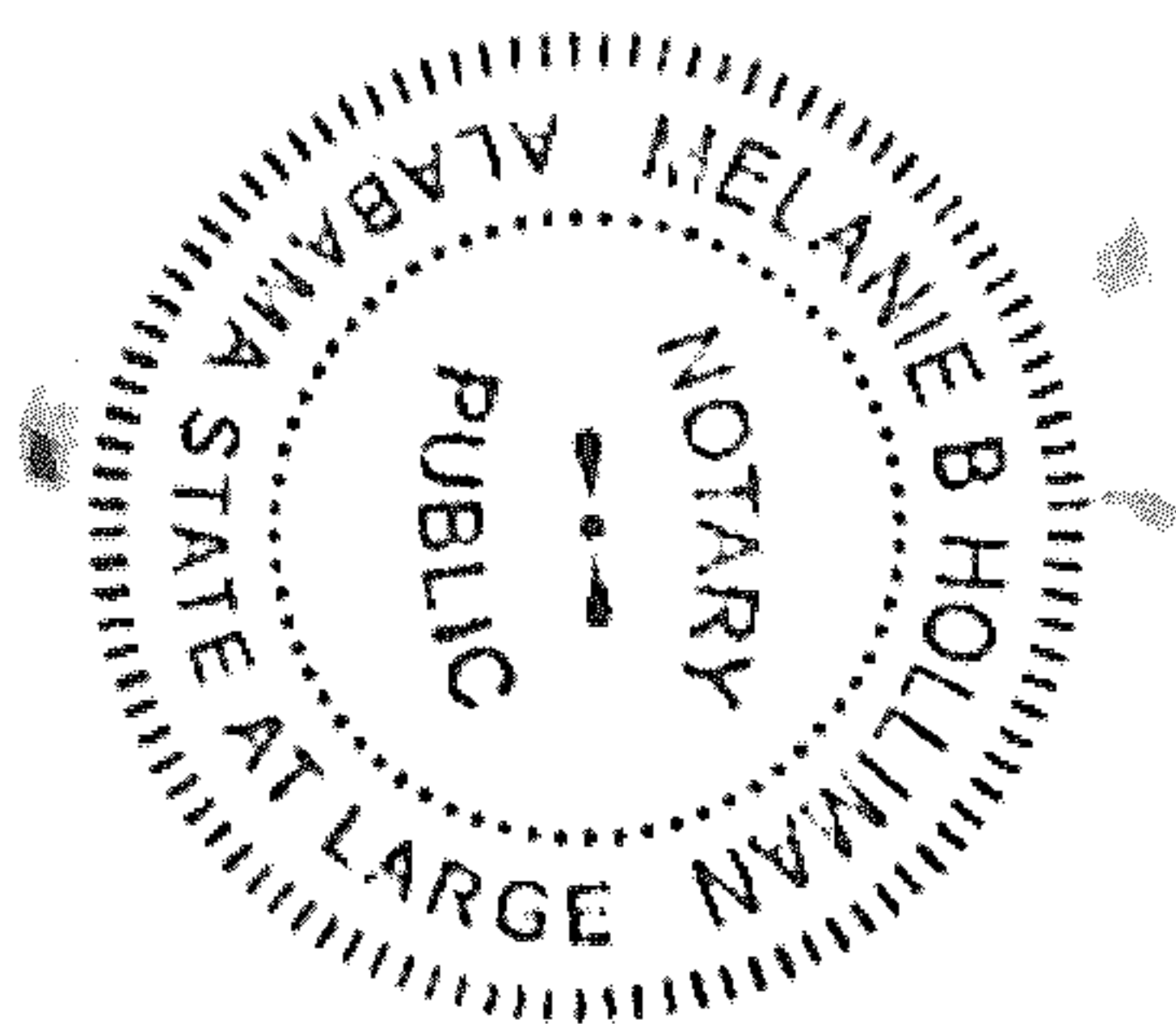
  
\_\_\_\_\_(SEAL)  
**Nena Kay Chastain**

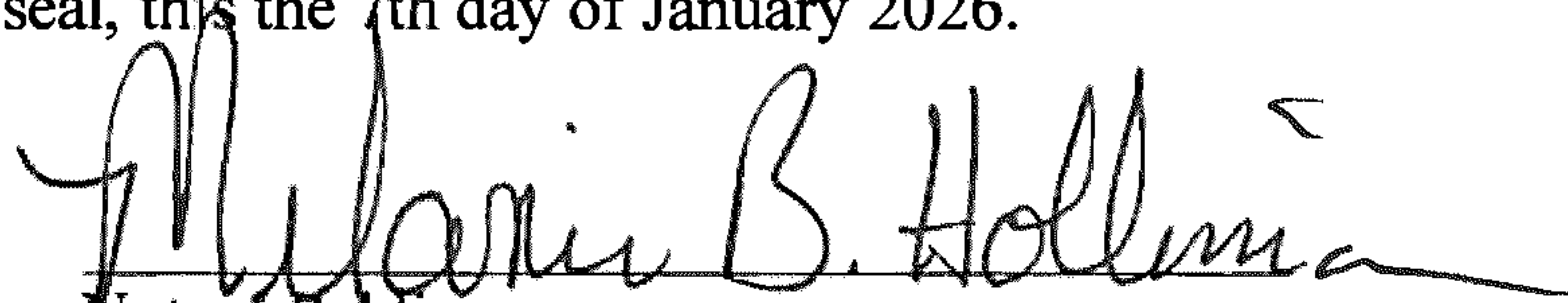
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **James K. & Nena Kay Chastain**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of January 2026.



  
\_\_\_\_\_  
Notary Public

My Commission Expires 06-08-2027.

This Instrument was Prepared By:  
HOLLIMAN & HOLLIMAN, PLLC  
Melanie B. Holliman, Esq.  
2057 Valleydale Road, STE 111  
Hoover, AL 35244  
Phone: (256) 259-3301

## Exhibit A

### Parcel 1:

Lot 34, according to the Survey of High Hampton, Sector 1, as recorded in Map Bok 19, Page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To: Easements, rights-of-way, restrictions, conditions and covenants of record.

### Parcel 2:

Lot 35, according to the Survey of High Hampton, Sector 1, as recorded in Map Bok 19, Page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To: All covenants, restrictions, conditions, easements, liens, setback lines, and other rights of whatever nature, recorded, and/or unrecorded.

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name James K & Nena Kay Chastain  
 Mailing Address 153 High Hampton Drive  
Pelham, AL 35124

Grantee's Name James K & Nena Kay Chastain, Trustees  
 Mailing Address of the Chastain Living Trust  
153 High Hampton Drive  
Pelham, AL 35124

Property Address 153 Hampton Drive  
Parcel 14-4-18-1-000-001.017  
Parcel 14-4-18-1-000-001.018

Date of Sale 1-7-2026  
 Total Purchase Price \$                     

or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ 551320.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
Shelby County, AL  
01/07/2026 03:29:44 PM  
\$583.50 KELSEY  
20260107000005870

*Allen S. Boyd*

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 1-7-26

Print Michael Bradford

Sign Michael Bradford

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**