

This instrument was prepared by:  
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Legacy Legal Services, PC  
P.O. Box 320  
Birmingham, AL 3524  
(205) 558-5020

Send Tax Notice To:  
N. Reese Portwood  
Teri H. Portwood  
811 St. Charles Lane  
Helena, AL, 35080

## QUIT CLAIM DEED

STATE OF ALABAMA            )  
SHELBY COUNTY                )

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

**N. Reese Portwood and Teri H. Portwood, Husband and Wife**

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

**Norman Reese Portwood and Teri Ann Hodges Portwood, Trustees, or their successors in interest, of the Reese and Teri Portwood Family Trust dated January 24, 2026, 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:

### SEE ATTACHMENT "A"

**Parcel Number: 13 5 21 3 002 001.010**  
**Property Address: 811 St. Charles Lane, Helena, AL, 35080**

Property Description taken from previous deed Inst: 1994-08450 filed on 03/16/1994

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 24 day of January, 2026.

N. Reese Portwood (Seal)  
**N. Reese Portwood**

Teri H. Portwood (Seal)  
**Teri H. Portwood**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby **N. Reese Portwood**, a married man and **Teri H. Portwood**, a married woman whose names are signed to the foregoing conveyance, and who is 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 24 day of January, 2026.



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

ATTACHMENT "A"

LOT 18, ACCORDING TO THE MAP OF THE ST. CHARLES PLACE, AS RECORDED IN MAP BOOK 17, PAGE 6, IN THE PROBATE OFFICE OF SHELBY OCUNTY, ALABAMA.

SUBJECT TO:

1. Subject to taxes for the year beginning October 1, 1993, which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Building setback line of 35 feet reserved from Shelby County Highway No. 91 and St. Charles Lane as shown plat.
3. Public Utility easements as shown by recorded plat, including irregular easement through building setback.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1993-5181 and Map Book 7, Page 6 in Probate Office.
5. Transmission line permits to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138, Page 217 in Probate Office.
6. Oil, gas and mineral rights Lease to Cabot Oil and Gas as set out in Instrument No. 1992-11400.

### Real Estate Sales Validation Form

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

Grantor's Name N. Reese Portwood  
Mailing Address Teri H. Portwood  
811 St. Charles Lane  
Helena, AL, 35080

Grantee's Name Donald Wayne Boatright & Sharon  
Mailing Address Lovelady Boatright RLT  
811 St. Charles Lane  
Helena, AL, 35080

Property Address 811 St. Charles Lane  
Helena, AL, 35080

Date of Sale 1/24/26  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 293,500

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 1/24/26

Print Teri H. Portwood

Sign Teri H. Portwood  
(Grantor/Grantee/Owner/Agent) circle one



d

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
(verified by)  
Shelby County, AL  
02/03/2026 02:02:05 PM  
\$325.50 JOANN  
20260203000031890

Print Form

*Alvin S. Byrd*

Form RT-1