

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3857768-5

MAIL TAX STATEMENTS TO:
Mieke Ann Hemstreet
150 McGuire Ln
Indian Spgs, AL 35124

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 10 5 22 0 002 058.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 4 day of February, 2026 by and between **Mieke Ann Hemstreet, unmarried** and **Jennifer Celeste Brown, unmarried**, as **joint tenants with right of survivorship**, residing at 150 McGuire Ln, Indian Spgs, AL 35124, hereinafter referred to as Grantor(s) and **Mieke Ann Hemstreet, an unmarried person**, residing at 150 McGuire Ln, Indian Spgs, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 150 McGuire Ln, Indian Spgs, AL 35124

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 4 day of February, 2026.

Mieke Ann Hemstreet
Mieke Ann Hemstreet

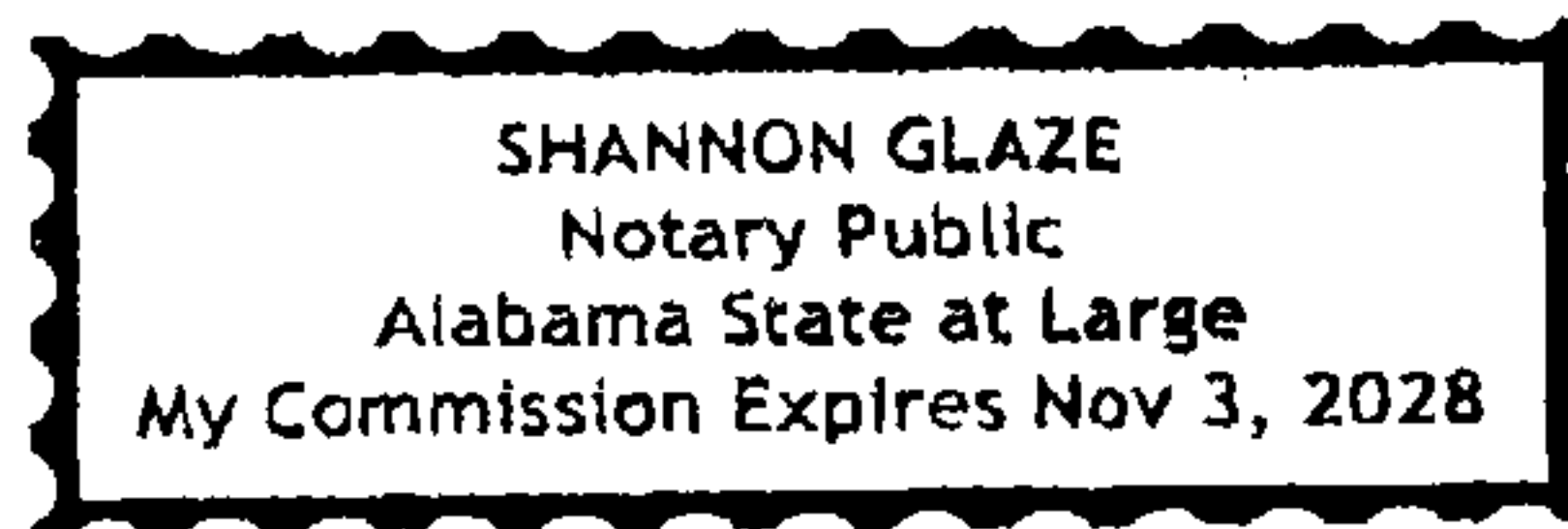
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Mieke Ann Hemstreet** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4 day of February, 2026.

Shannon Glaze
NOTARY PUBLIC

My commission expires: 11/3/2028



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 4 day of February, 2026.

JCB
Jennifer Celeste Brown

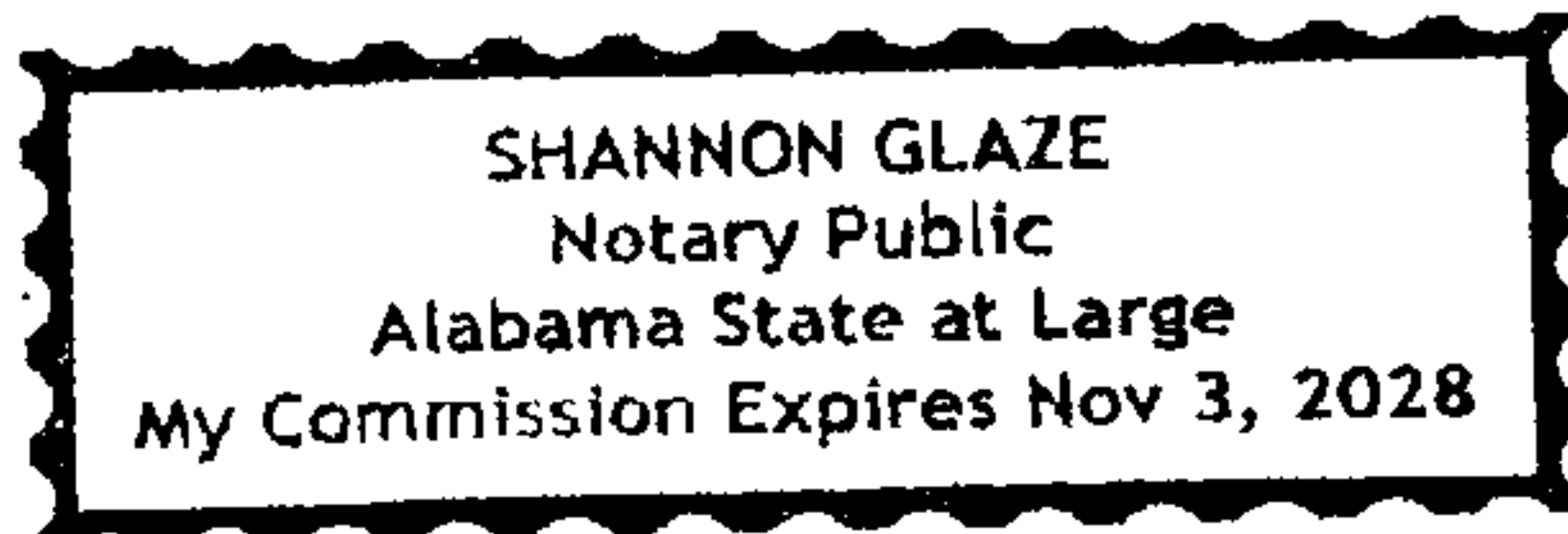
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Jennifer Celeste Brown** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4 day of February, 2026.

Shannon Glaze
NOTARY PUBLIC

My commission expires: 11/3/2028



No title exam performed by the preparer. Legal description and party's names provided by the party.

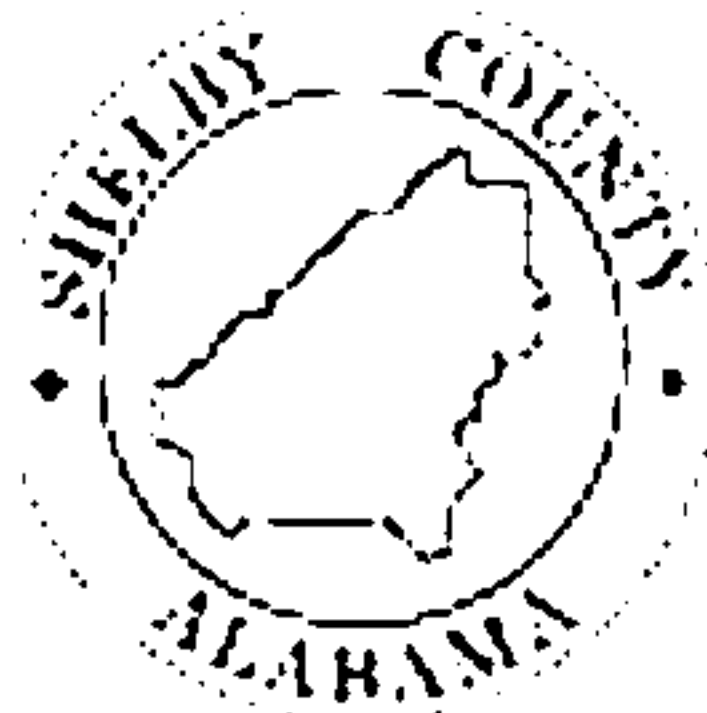
EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 22, Township 18 South, Range 2 West, and run thence North along the West line of said Section 22 a distance of 200feet; thence turn an angle of 92 degrees 23 minutes to the right and run Easterly 651.95 feet; thence turn an angle of 92 degrees 25 minutes 30 seconds to the right and run Southerly 200.0 feet to the South line of said Section 22; thence run West along the South line of said Section line 651.8 feet to the point of beginning. Situated in Shelby County, Alabama.

Being the same property as conveyed from Christopher John Ritter, Sr., and Tina Michelle Ritter as Trustees of the Christopher John Ritter, Sr. and Tina Michelle Ritter Revocable Living Trust to Mieke Ann Hemstreet and Jennifer Celeste Brown, as joint tenants with right of survivorship as set forth in Deed Instrument #20240927000300020 dated 09/26/2024, recorded 09/27/2024, SHELBY County, ALABAMA.

Parcel ID Number: 10 5 22 0 002 058.000

Property commonly known as: 150 McGuire Ln, Indian Spgs, AL 35124



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2026 01:33:53 PM
 \$576.50 JOANN
 20260211000040110

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Mieke Ann Hemstreet and Jennifer Celeste Brown</u>	Grantee's Name	<u>Mieke Ann Hemstreet</u>
Mailing Address	<u>150 McGuire Ln</u> <u>Indian Spgs, AL 35124</u>	Mailing Address	<u>150 McGuire Ln</u> <u>Indian Spgs, AL 35124</u>
Property Address	<u>150 McGuire Ln</u> <u>Indian Spgs, AL 35124</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>542,380.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 2/4/2026 Print Mieke Ann Hemstreet Jennifer Celeste Brown

Unattested Shannon Glaze Sign Mieke Ann Hemstreet Jennifer Celeste Brown
 (verified by) (Grantor/Grantee/Owner/Agent) circle one