



20260217000044570 1/4 \$337.00  
Shelby Cnty Judge of Probate, AL  
02/17/2026 02:04:14 PM FILED/CERT

This instrument was prepared by:  
James Brandon Cooper, Esq.  
Legacy Legal Services, PC  
P.O. Box 320  
Helena, AL 35080  
(205) 558-5020

Send Tax Notice To:  
John Jeffery Huff  
Leigh Sport Huff  
5133 Weatherford Drive  
Birmingham, AL 35242

## 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

**JOHN JEFFERY HUFF and LEIGH SPORT HUFF, Husband and Wife**

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

**John Jeffery Huff and Leigh Sport Huff, Trustees, or their successors in interest, of the Huff Living Trust dated December 15, 2025, 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 EXHIBIT "A"**

**Parcel Number: 10-1-12-0-009-040.000**

**Property Address: 5133 Weatherford Dr., Birmingham, AL 35242**

**This property is the homestead of the Grantors.**

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. Property description taken from Warranty Deed recorded on 04/29/2024 Inst. # 20040429000224640.

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.

Shelby County, AL 02/17/2026  
State of Alabama  
Deed Tax: \$305.00



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IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 15<sup>th</sup> day of DECEMBER 2025

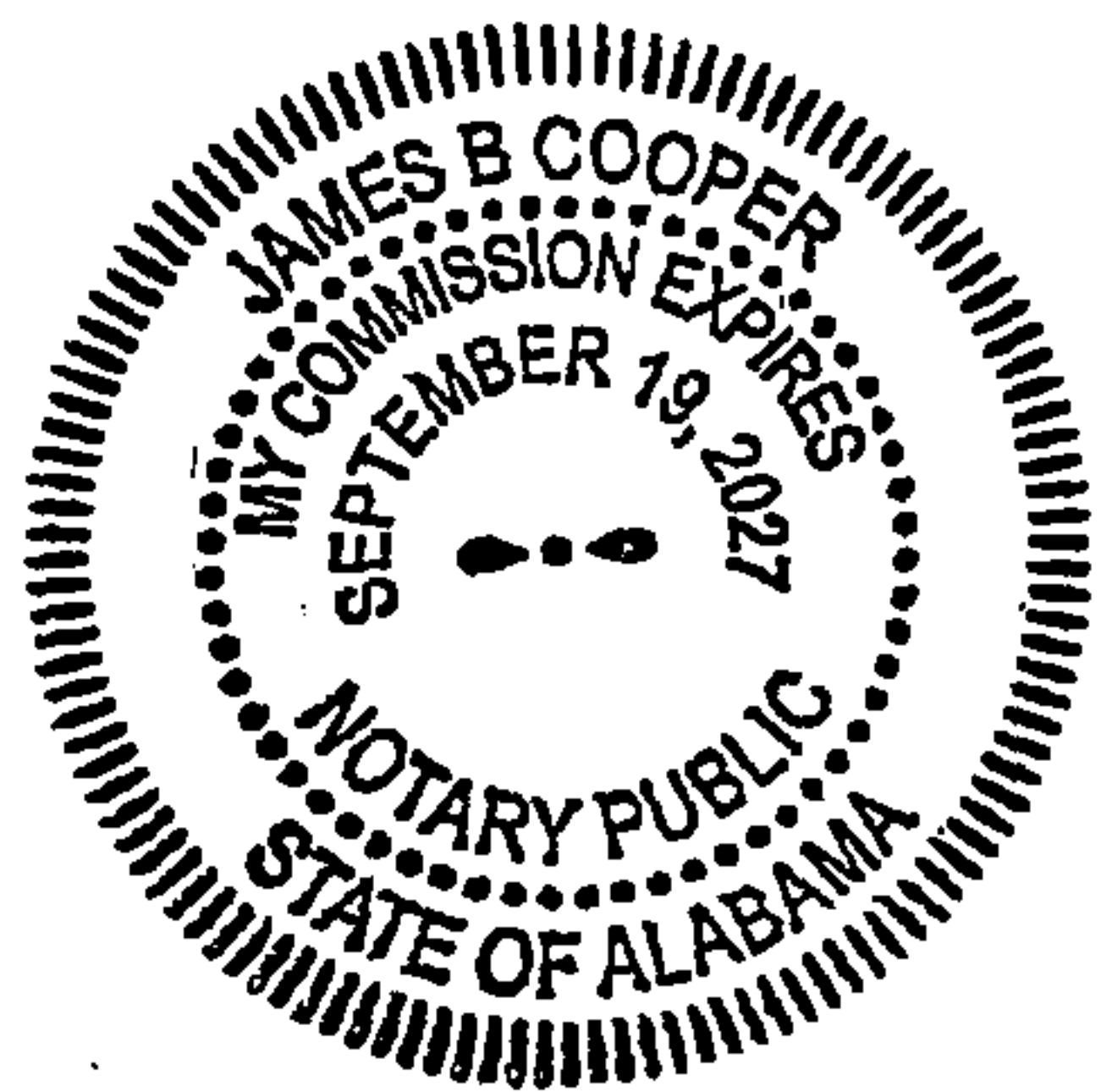
[Signature] (Seal)  
**JOHN JEFFERY HUFF**

[Signature] (Seal)  
**LEIGH SPORT HUFF**

STATE OF ALABAMA        )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, In said State, hereby **JOHN JEFFERY HUFF**, a married man and **LEIGH SPORT HUFF**, 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 15<sup>th</sup> day of December, 2025.



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



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Exhibit "A"

Lot 12, in Block 11, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Current Taxes
2. 10-foot easement on the south side of lot as shown by recorded map;
3. Transmission Line Permits to Alabama Power Company as set for the in Deed Book 124, Page 561 and in Deed Book 234, Page 868;
4. Covenants, conditions and restrictions as set forth in the document recorded in Real Book 160, Page 278, in the Probate Office of Shelby County, Alabama
5. Title to all oil, gas and mineral rights within and underlying the premises, together with alloil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1994-10446, in the Probate Office of Shelby County, Alabama;
6. Permit to Alabama Power Company and South-Central Bell as set forth in Real Book 182, Page 561 and in Real Book 224, Page 579;
7. Easement to Scotch Building & Development Co., Inc. as set forth in Real Book 245, Page 820;
8. Release of damages as set forth in Instrument #1994-10446;
9. Restrictions as shown by recorded map.

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 19

Grantor's Name John Jeffery Huff
Mailing Address Leigh Sport Huff
5133 Weatherford Drive
Birmingham, AL 35242

Grantee's Name Huff Living Trust
Mailing Address 5133 Weatherford Drive
Birmingham, AL 35242

Property Address 5133 Weatherford Drive
Birmingham, AL 35242

Date of Sale 12/15/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 304,800

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 12/15/25

Print John Jeffery Huff

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

