

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

Send Tax Notice to:
Clint L. Hoskins
3321 Shetland Trace
Birmingham, Alabama 35242

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JO A. HOSKINS, an unmarried person**, (hereinafter sometimes referred to as GRANTOR), for and in consideration of the sum of \$10.00 in hand paid to the GRANTOR by **CLINT L. HOSKINS**, (hereinafter sometimes referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTOR does hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUIT CLAIM and CONVEY unto the said GRANTEE, together with every contingent remainder and right of reversion, all that real property, lying and being in the **COUNTY OF SHELBY, STATE OF ALABAMA**, as more particularly described as follows:

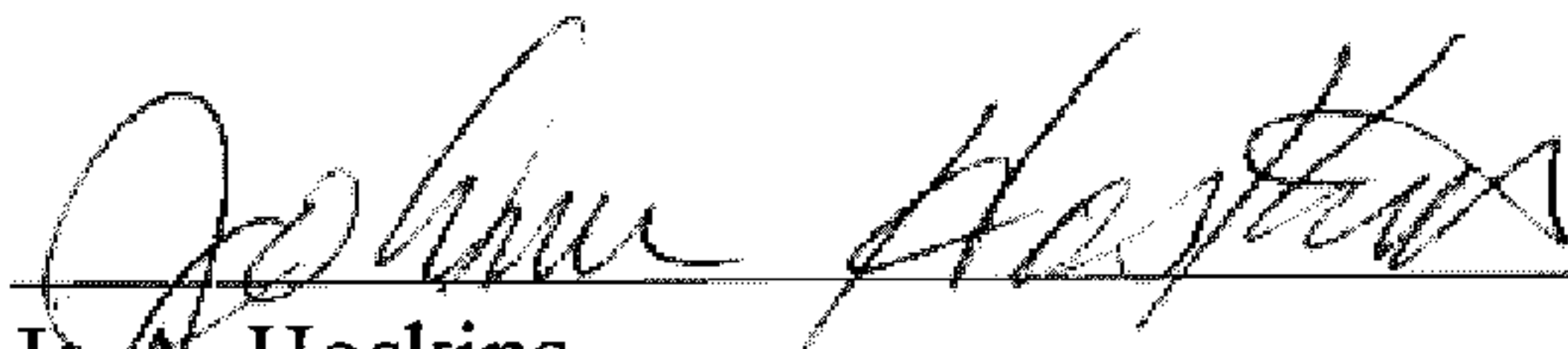
Lot 11, Block 9, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, and to the heirs and assigns of such survivor, forever.

NO TITLE OPINION RENDERED OR REQUESTED WHEN PREPARING THIS DEED.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hands and seals to this instrument on this March 23, 2026.

GRANTOR:

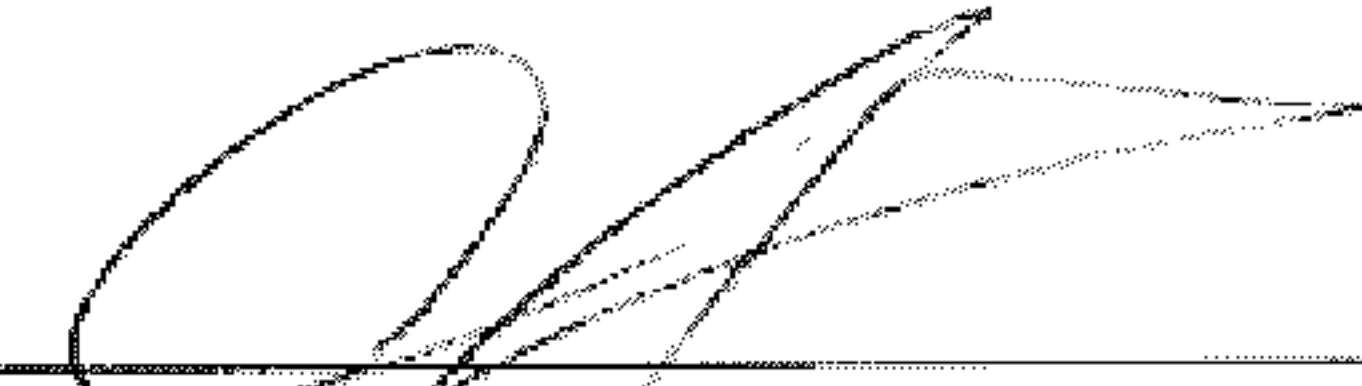


Jo A. Hoskins

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jo A. Hoskins, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jo A. Hoskins executed the same voluntarily with full authority, on the day the same bears date.

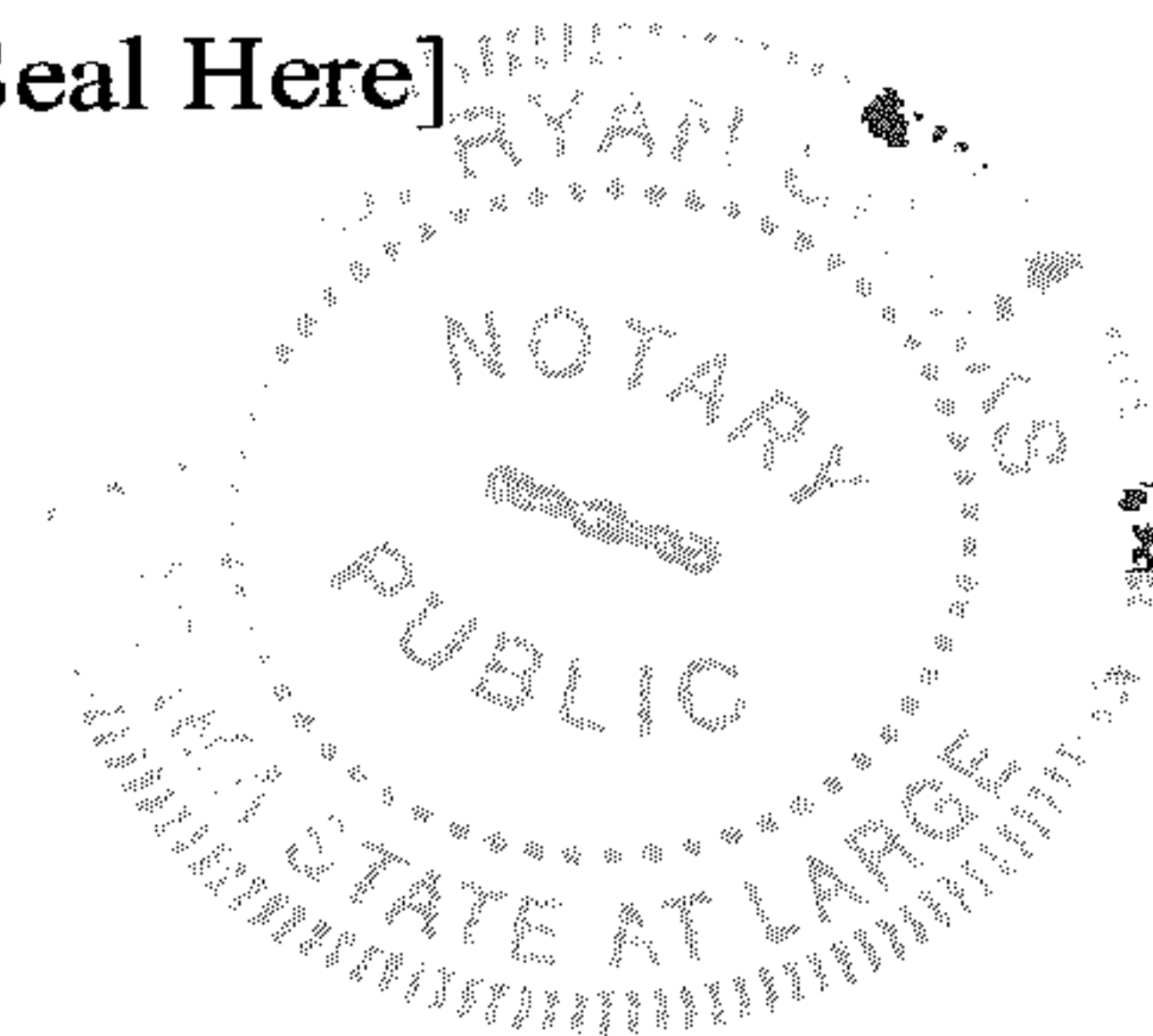
IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day March 23, 2026.



C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027

[Affix Seal Here]



Real Estate Sales Validation Form

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

Grantor's Name Jo A. Hoskins
 Mailing Address _____

 3321 Shetland Trace

 Birmingham, AL 35242

Grantee's Name Clint L. Hoskins
 Mailing Address _____

 3321 Shetland Trace

 Birmingham, AL 35242

Property Address 3321 Shetland Trace

 Birmingham, AL 35242

Date of Sale 4/1/26
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 170,950.00

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 Estate Planning

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 4/1/26

Print C. Ryan Sparks

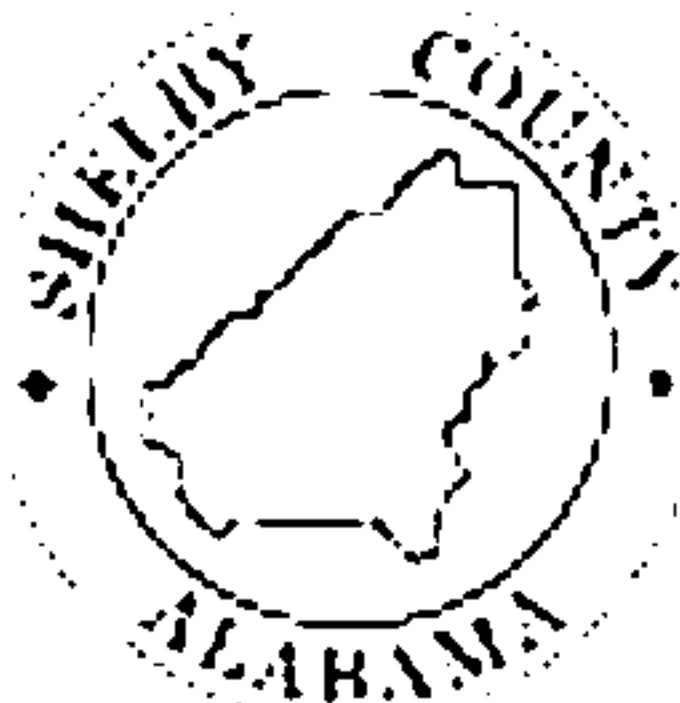
Filed and Recorded
 attested Official Public Records

Sign _____

Judge of Probate (verified by) _____ County Alabama, County _____ (Grantor/Grantee/Owner/Agent) circle one

Clerk
 Shelby County, AL
 04/02/2026 09:28:35 AM
 \$199.00 JOANN
 20260402000096220

Form RT-1



Allen S. Bayl