

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:
Walter W. Robey
Alison J. Robey
268 Highland View 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

**WALTER W. ROBEY and ALISON J. ROBEY,
Husband and Wife**

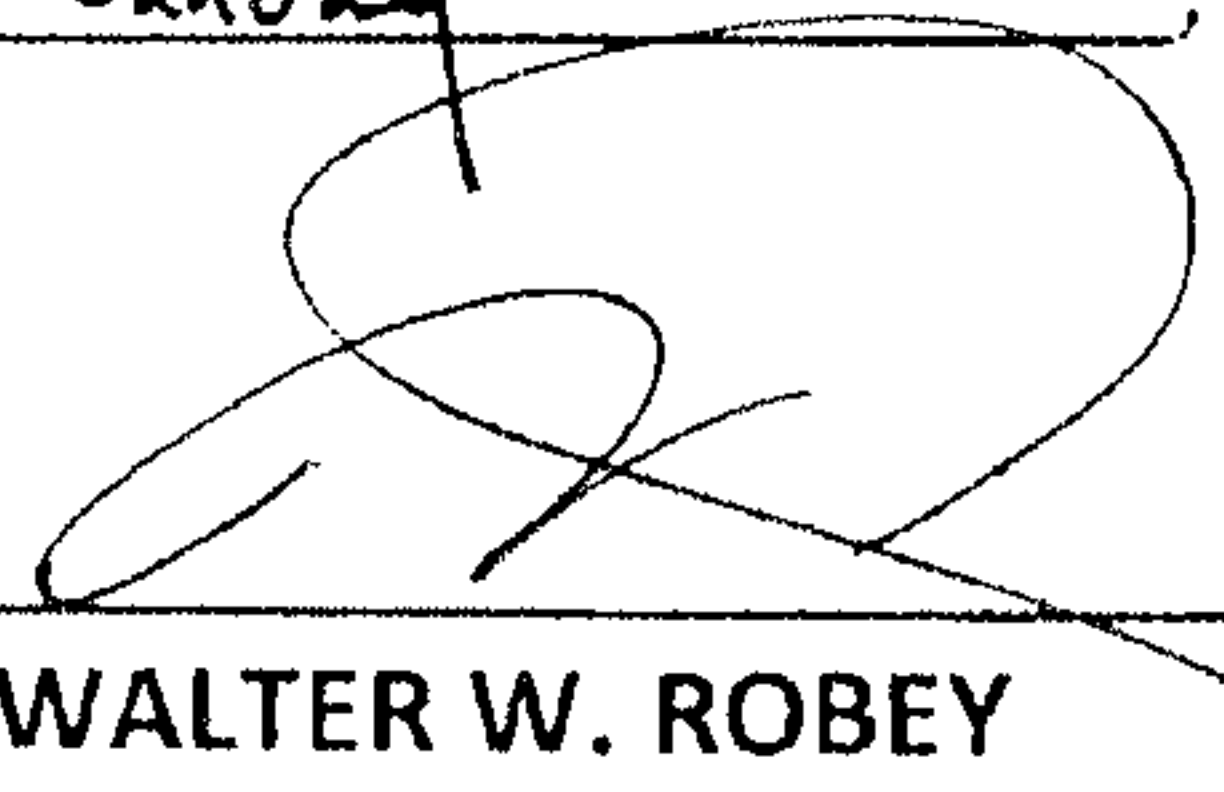
(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto
WALTER WADE ROBEY and ALISON JONES ROBEY, Trustees, or their
successors in interest, of the WALTER WADE ROBEY AND ALISON JONES
ROBEY LEGACY TRUST dated December 27, 2024, and any amendments thereto

(herein referred to as GRANTEE, whether one or more) the following described real estate situated
in Shelby County, Alabama to-wit:

SEE ATTACHMENT "A"

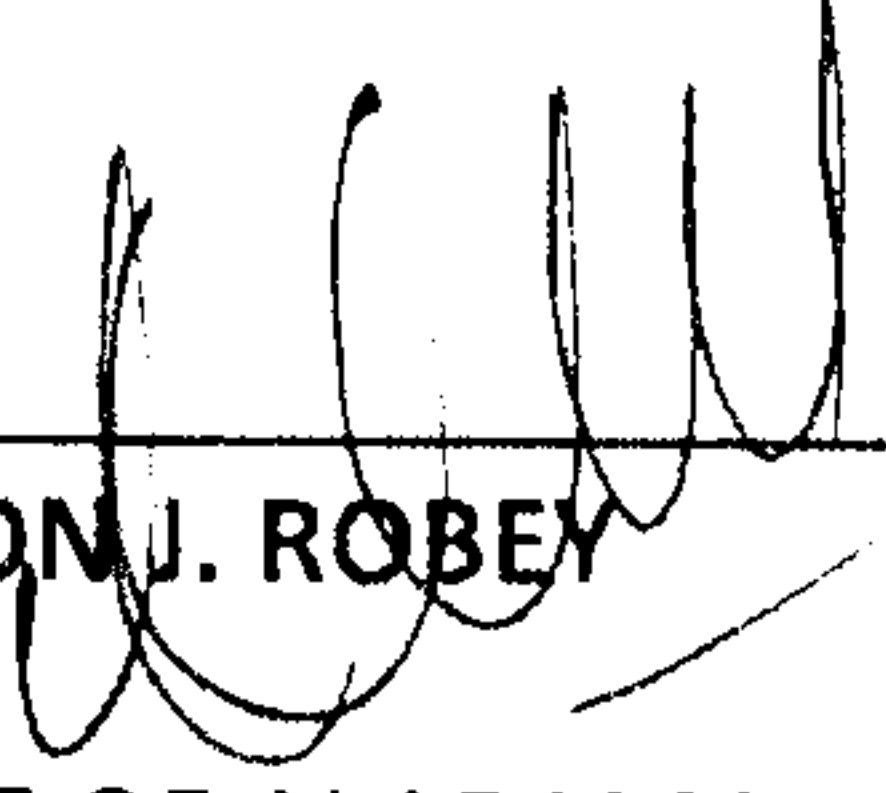
TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I
(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the
said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises;
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 3 day of January, 2025.



(Seal)

WALTER W. ROBEY



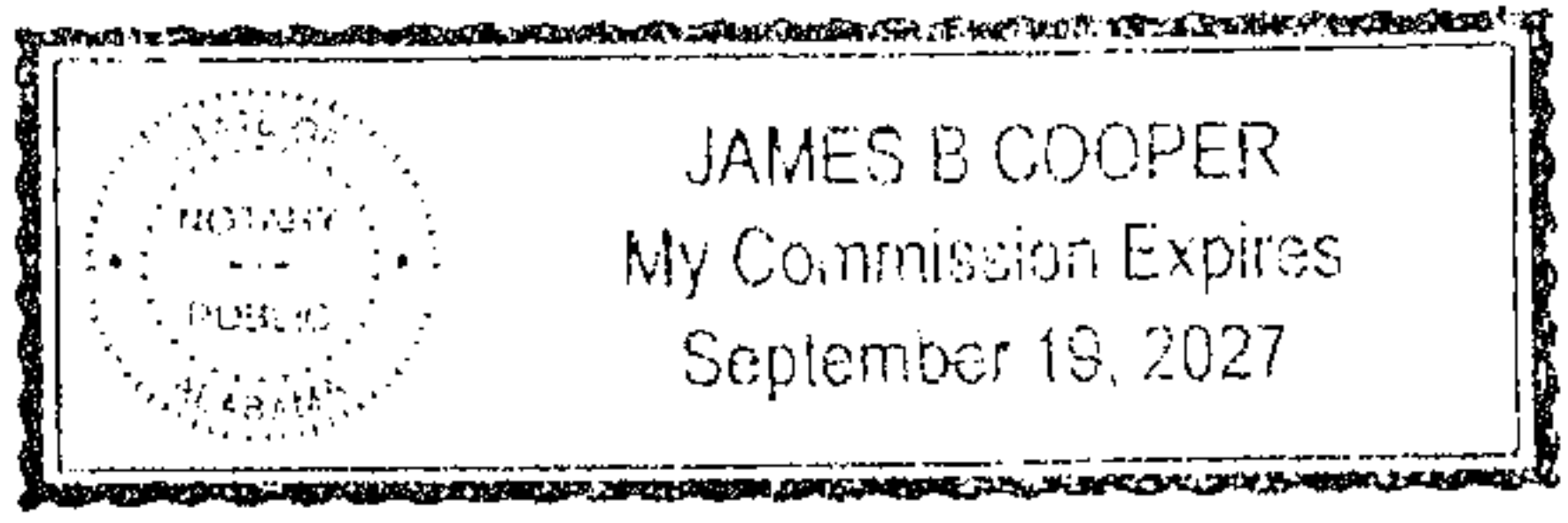
(Seal)


ALISON J. ROBEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **WALTER W. ROBEY**, a married man and **ALISON J. ROBEY**, 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 3 day of January, 2025.




Notary Public: James Brandon Cooper
My Commission Expires:

ATTACHMENT "A"

Lot 611, according to the Amended Map of Highland Lakes, 6th Sector, an Eddleman Community, as recorded in Map Book 23, page 153 A & B, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument 1994-0711; Amendment to Declaration as recorded in Instrument 1998/17543, Second Amendment to Declaration as recorded in Instrument 1999/31095 and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, a Residential Subdivision, 6th Sector, recorded as Instrument 1998-12385, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Aka 268 Highland View Drive, Shoal Creek, Alabama 35242

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Easements, as shown by recorded map.
3. Restrictions as shown by recorded Map.

Real Estate Sales Validation Form

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

Grantor's Name Walter W. Robey
Mailing Address Alison J. Robey
268 Highland View Drive
Birmingham, AL 35242

Grantee's Name Walter Wade Robey and Alison Jones
Mailing Address Robey Legacy Trust
268 Highland View Drive
Birmingham, AL 35242

Property Address 268 Highland View Drive
Birmingham, AL 35242

Date of Sale 1-3-2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,587,350.00

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 Shelby County Alabama Probate Records

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 1-3-2025

Print Walter Wade Robey

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/06/2025 03:01:54 PM
\$1619.50 PAYGE
20250206000037610



Form RT-1

Alison Robey