

STATE OF ALABAMA
COUNTY OF SHELBY



20250403000099370 1/3 \$405.50
Shelby Cnty Judge of Probate, AL
04/03/2025 10:14:17 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES DRUM and REAGAN DRUM, formerly known as Reagan Katherine Langner, husband and wife, referred to as **GRANTORS**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations this day cash in hand paid to them by JAMES DRUM and REAGAN DRUM or their successors, as Trustees of the James R. A. Drum Revocable Living Trust, dated the 26th date of MARCH, 2025, as amended, hereinafter referred to as **GRANTEE**, receipt of which is hereby acknowledged, by said **GRANTORS**, do hereby, GRANT, BARGAIN, SELL, and CONVEY unto the said **GRANTEE**, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 1302, according to the Survey of Final Plat Macallan at Ballantrae, Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.

Subject To: Easements, restrictions, reservations and rights-of-way record.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above-described property unto the said GRANTEE, in fee simple, and to the successors, heirs and assigns of such GRANTEE, FOREVER.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand and seal to this instrument on this the 26th day of MARCH, 2025.



JAMES DRUM



REAGAN DRUM

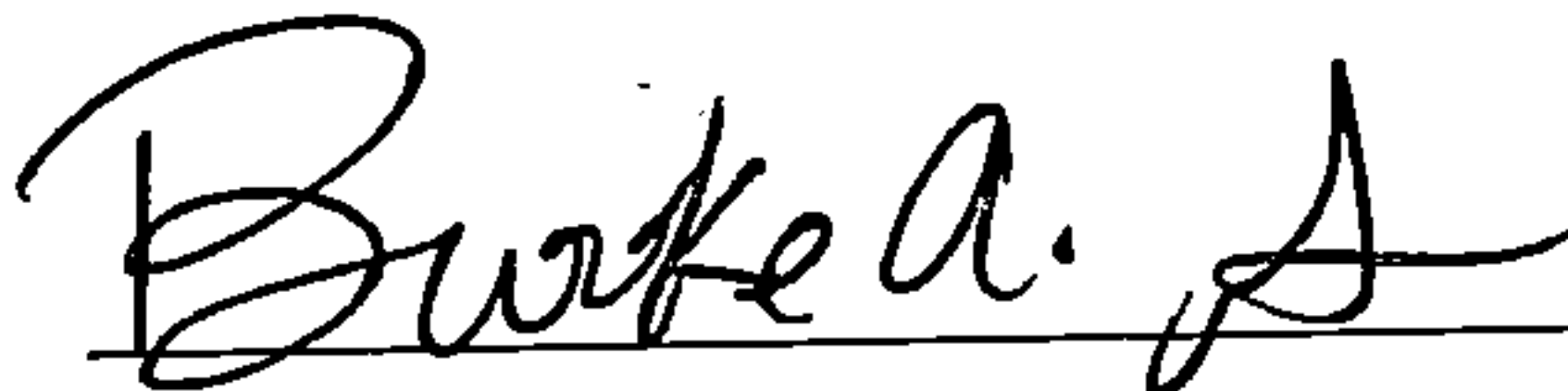
Shelby County, AL 04/03/2025
State of Alabama
Deed Tax: \$377.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

20250403000099370 2/3 \$405.50
Shelby Cnty Judge of Probate, AL
04/03/2025 10:14:17 AM FILED/CERT

I, the undersigned Notary Public, in and for said State and County, do hereby certify that JAMES DRUM and REAGAN DRUM whose names are signed to the above and foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of said instrument, they executed the same voluntarily on the day same bears date.

Given under my hand and official seal of office on this the 20th day of March, 2025.



NOTARY PUBLIC
Commission Expires:

BROOKE A. GRAHAM
Notary Public, Alabama State At Large
My Commission Expires 3/11/2029

Grantor's Address: 204 Macallan Dr., Pelham, AL 35214

Grantee's Address: 204 Macallan Dr., Pelham, AL 35214

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein. This instrument was prepared by:

THIS INSTRUMENT PREPARED BY:

Brooke A. Graham
Southern Estate Lawyers
4505 Pine Tree Circle
Suite 121
Birmingham, AL 35243
(205) 990-7000
bgraham@cwalawfirm.com
southernstatelawyers.com

Real Estate Sales Validation Form

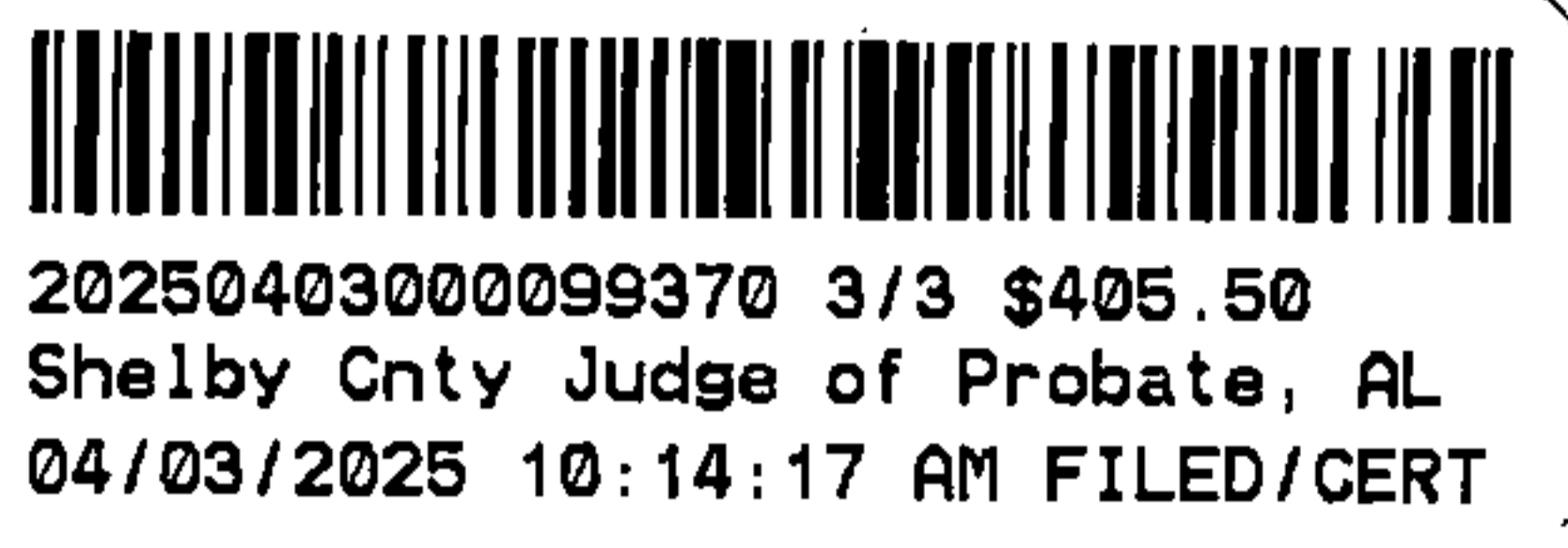
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Drum & Reagan Langner Drum
Mailing Address 204 MacCallan Dr.
Pelham, Az 35124

Grantee's Name James P.A. Revocable Living Trust
Mailing Address 204 MacCallan Dr.
Pelham, Az 35124

Property Address 204 MacCallan Dr.
Pelham, Az 35124

Date of Sale 3/26/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 377,390



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
X Other tax assessor citizen 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 3/26/2025

Print Reagan L Drum

Unattested

Sign Reagan L Drum
(Grantor/Grantee/Owner/Agent) circle one

(verified by)