

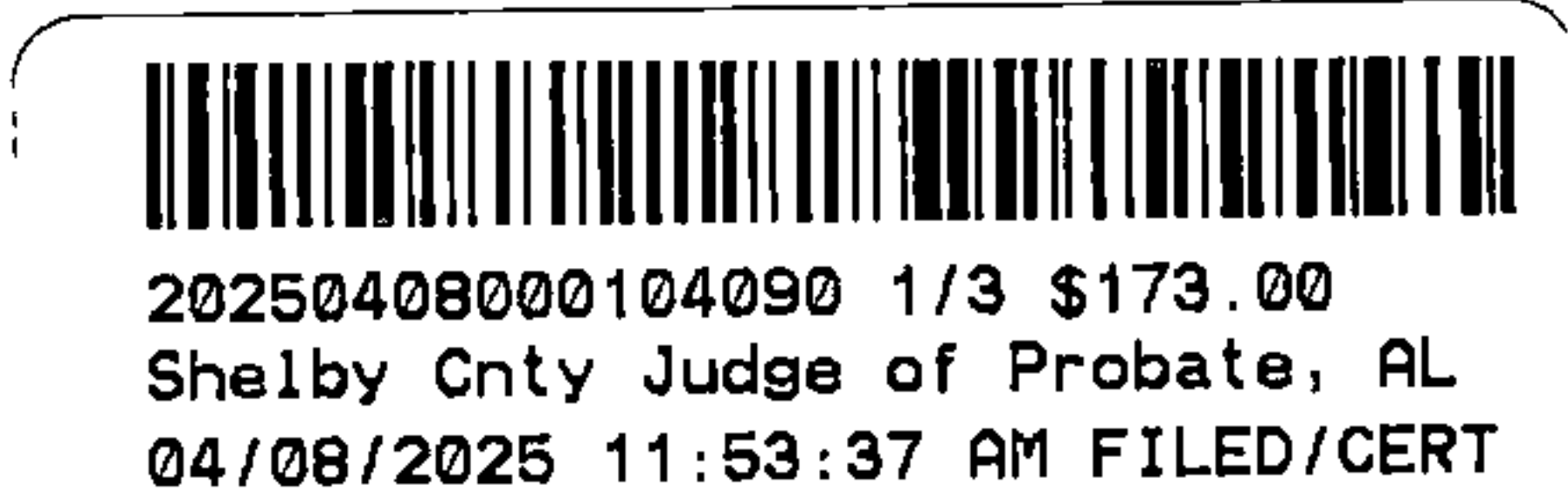
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
James B. Kovakas
204 East College Street
Columbiana, AL 35051

Send Tax Notice to:
William Christopher Rollan
540 Smokey Road
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS, that in consideration **TEN DOLLARS AND NO CENTS (\$10.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **David Paul Rollan, an unmarried man and William Christopher Rollan, an unmarried man as Tenants In Common** (herein referred to as **Grantor whether one or more**) grant, bargain, sell and convey unto **William Christopher Rollan** (herein referred to as **Grantee whether one or more**), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached **EXHIBIT A** for **LEGAL DESCRIPTION**

Elaine Rollan, grantee in Inst. # 20181228000451790, is deceased, having died on June 17, 2020.

Grantors herein are all the surviving heirs at law of Elaine Rollan.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of April, 2025.

David Paul Rollan

William Christopher Rollan

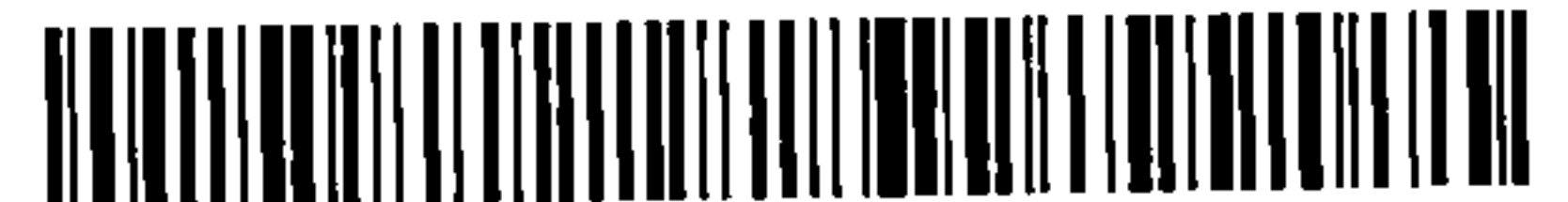
Shelby County, AL 04/08/2025
State of Alabama
Deed Tax: \$145.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **David Paul Rollan and William Christopher Rollan**, whose names signed to the foregoing conveyance, and who are known to me acknowledged before me on 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 1st day of April, 2025

Notary Public
My Commission Expires: 9/20/2028



20250408000104090 2/3 \$173.00
Shelby Cnty Judge of Probate, AL
04/08/2025 11:53:37 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

COMMENC AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 01 DEGREE 26 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER - QUARTER SECTION FOR 44.38 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 12 (SMOKEY ROAD) AND THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 257 (WOOTEN ROAD); THENCE RUN SOUTH 01 DEGREE 26 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID COUNTY ROAD NO. 257 RIGHT OF WAY FOR 210.00 FEET; THENCE RUN SOUTH 78 DEGREES 40 MINUTES 19 SECONDS EAST FOR 148.00 FEET; THENCE RUN NORTH 16 DEGREES 28 MINUTES 51 SECONDS EAST FOR 188.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 12; THENCE RUN NORTH 73 DEGREES 19 MINUTES 02 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 209.65 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name DAVID PAUL ROLLAN
Mailing Address WILLIAM CHRISTOPHER
ROLLAN, TENANTS IN COMMON

Grantee's Name William Christopher Rollan
Mailing Address 540 SMOKEY ROAD
ALABASTER AL
35207

Property Address 540 SMOKEY ROAD
ALABASTER, AL 35207

Date of Sale 4/2/2025
Total Purchase Price \$



20250408000104090 3/3 \$173.00
Shelby Cnty Judge of Probate, AL
04/08/2025 11:53:37 AM FILED/CERT

or
Actual Value \$

or
☒ Assessor's Market Value \$ 144,810

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 ASSESSOR MARKET VALUE

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 4/2/2025

Unattested

(verified by)

Print JAMES B. KOVAKAS

Sign J B KOVAKAS, AS AGENT
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1