

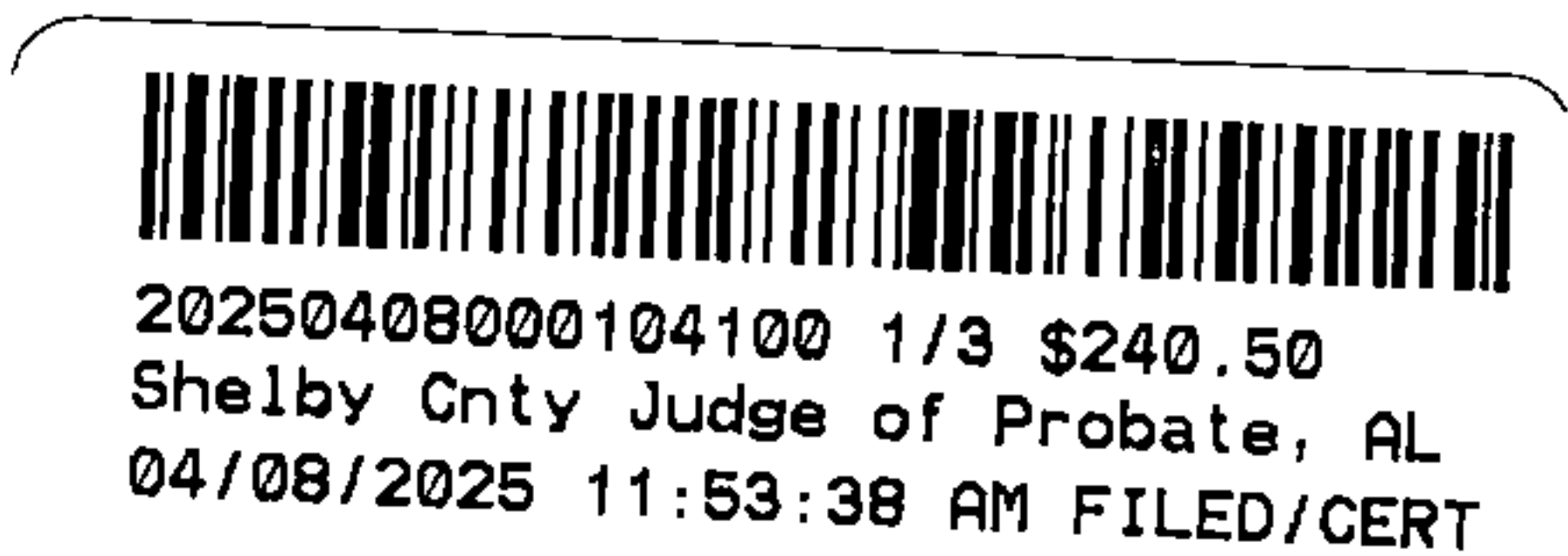
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
David Paul Rollan
1937 Riva Ridge Rd
Helena, AL 35080

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 *David Paul 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

Larry Rollan and Elaine Rollan, grantee in Inst. # 20060811000392390, are both deceased, Larry Rollan having died on December 4, 2015 and Elaine Rollan 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

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 04/08/2025
State of Alabama
Deed Tax:\$212.50

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: 04/08/2028



20250408000104100 2/3 \$240.50
Shelby Cnty Judge of Probate, AL
04/08/2025 11:53:38 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Lot 84, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II,
as recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

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 DAVID PAUL ROLLAN
Mailing Address 1937 RIVA RIDGE RD
HELENA, AL 35080

Property Address 1937 RIVA RIDGE RD
HELENA, AL 35080

Date of Sale 4/2/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 212,430



20250408000104100 3/3 \$240.50
Shelby Cnty Judge of Probate, AL
04/08/2025 11:53:38 AM FILED/CERT

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

Print JAMES B. KOVACH

Unattested

(verified by)

Sign

JAMES B. KOVACH, AS AGENT
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1