

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
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Send Tax Notice To:
Michael Bruce Hanscom
Carol Moore Hanscom
1032 Arrowhead Trail
Alabaster, AL, 35007

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

MICHAEL BRUCE HANSCOM and CAROL MOORE HANSCOM, Husband and Wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

Michael Bruce Hanscom and Carol Moore Hanscom, Trustees, or their successors in interest, of the Hanscom Family Trust dated February 2, 2025, 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:

Lot 3, in Block 1, according to the map and survey of Navajo Hills, Sector Two, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Easements, restrictions, reservations, right-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

Parcel Number: 13-8-34-1-001-008.000

Property Address: 1032 Arrowhead Trail, Alabaster, AL, 35007

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 9th day of March, 2025.

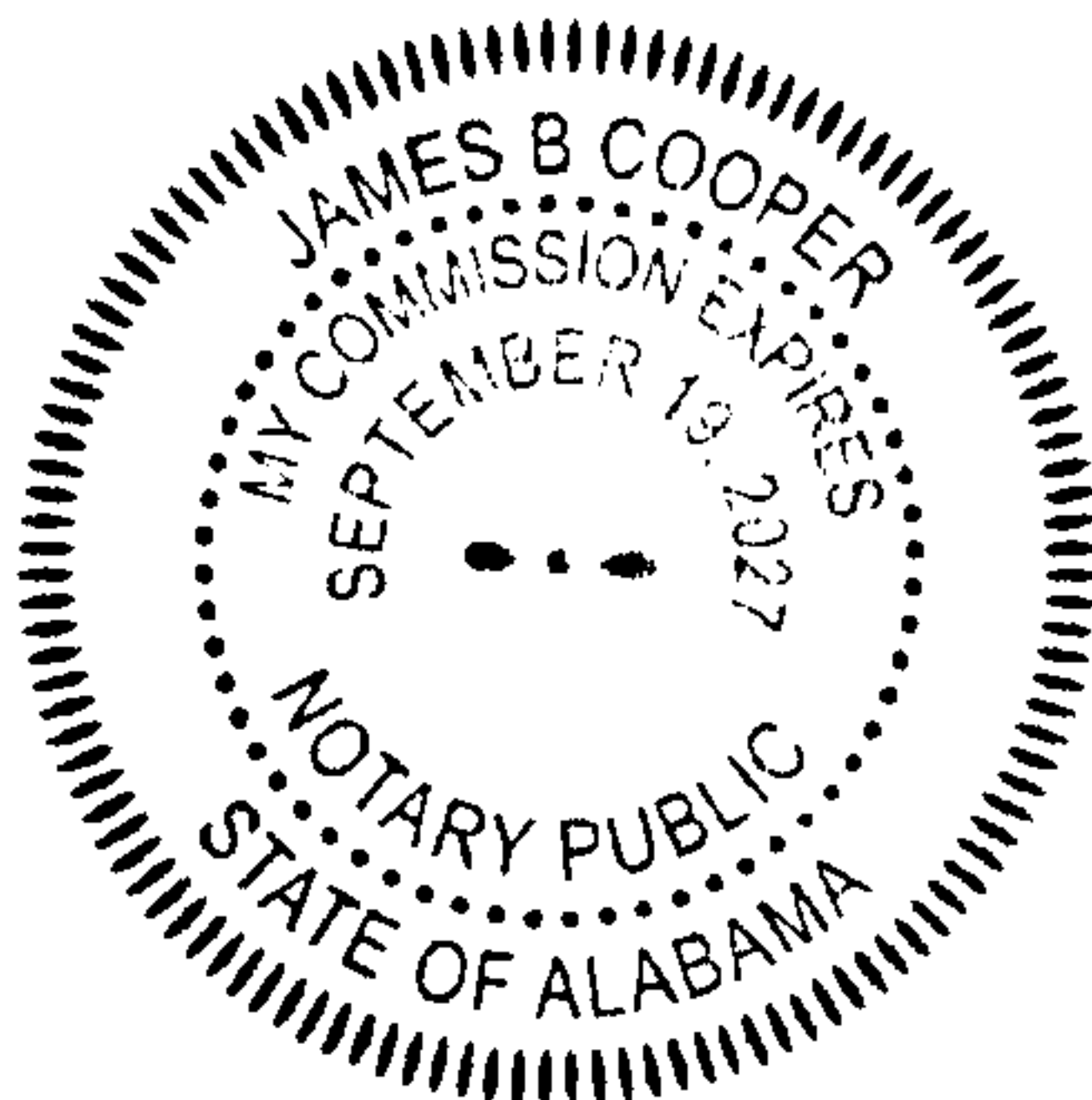
Michael Bruce Hanscom (Seal)
MICHAEL BRUCE HANSCOM

Carol Moore Hanscom (Seal)
CAROL MOORE HANSCOM

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **MICHAEL BRUCE HANSCOM**, a married man and **CAROL MOORE HANSCOM**, 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 9th day of March, 2025.



James B. Cooper
Notary Public: James Brandon Cooper
My Commission Expires: September 19, 2027

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Michael Bruce Hanscom
 Mailing Address Carol Moore Hanscom
1032 Arrowhead Trail
Alabaster, AL, 35007

Grantee's Name Hanscom Family Trust
 Mailing Address 1032 Arrowhead Trail
Alabaster, AL, 35007

Property Address 1032 Arrowhead Trail
Alabaster, AL, 35007

Date of Sale 3/9/2025
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/18/2025 02:47:12 PM
 \$207.50 JOANN
 20250418000116640

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 178,200



The purchase price or actual value claimed on Actual Value be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Shelby Citizen Access Portal
☐ Closing Statement

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 3/9/25

Print Michael Bruce Hanscom

Unattested _____
 (verified by)

Sign Michael Bruce Hanscom
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1