

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:
Michael Bruce Hanscom
LaDonna Marie Burks
1107 King Arthur Court
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

ROBERT R. MINTER and MARSHA F. MINTER, Husband and Wife

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

MICHAEL BRUCE HANSCOM and LADONNA MARIE BURKS, Trustees of the ROBERT RILEY MINTER and MARSHA FAYE MINTER IRREVOCABLE TRUST, dated March 2, 2025.

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

LOT 2, BLOCK 2 ACCORDING TO THE SURVEY OF ROYAL PLACE AS RECORDED IN MAP BOOK 17, PAGE 143, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Easements, restrictive covenants and ad valorem taxes of record.

Parcel Number: 13-7-26-3-001-001.004
Property Address: 1107 King Arthur Court, 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.

Robert R. Minter (Seal)
ROBERT R. MINTER

Marsha F. Minter (Seal)
MARSHA F. MINTER

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **ROBERT RILEY MINTER**, a married man and **MARSHA FAYE MINTER**, 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: ~~March~~ 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 Marsha F. Minter
 Mailing Address Robert R. Minter
1107 King Arthur Court
Alabaster, AL, 35007

Grantee's Name Robert Riley Minter and Marsha
 Mailing Address Faye Minter Irrevocable Trust
1107 King Arthur Court
Alabaster, AL, 35007

Property Address 1107 King Arthur Court
Alabaster, AL, 35007

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

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 119,200

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/18/2025 03:01:29 PM
 \$148.50 BRITTANI
 20250418000116660



Alvin S. Boyd

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 ☐ 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 3/9/2025

Print Marsha F. Minter

Unattested

Sign Marsha F. Minter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1