

NO TITLE EXAMINATION REQUESTED OR GIVEN

THIS INSTRUMENT PREPARED BY:

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SEND TAX NOTICE TO:

Mr. Robert C. Roper
5241 Overland Trace
Birmingham Alabama 35244

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which being hereby acknowledged, ROBERT C. ROPER, and spouse, BRYNDA D. ROPER (collectively, the "Grantors") do hereby remise, release, grant, convey and quitclaim unto ROBERT C. ROPER, BRYNDA D. ROPER and their daughter, HEATHER HOLMAN (collectively, the "Grantees"), as joint tenants with right of survivorship, all of the Grantors' right, title and interest in and to the following described parcel of real property situated in Shelby County, Alabama, to-wit:

Lot 477 according to the Final Plat of Riverwoods, Fourth Sector, Phase III, as recorded in Map Book 31, Page 89 in the Office of the Judge of Probate of Shelby County, Alabama.

The tax parcel number for the property is 13 4 17 0 005 061.000, and its location bears a street address of 213 Park Lake Trace, Helena Alabama 35080.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship; and, upon the death of the last to die of the Grantees, to the personal representatives, heirs and assigns of such survivor, forever.

{signature pages follow}

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals on this 28 day of APRIL, 2025.

GRANTOR:



ROBERT C. ROPER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that ROBERT C. ROPER whose name is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he/she executed the same voluntarily as of the day the same bears date.

Given under my hand this 28 day of April, 2025.





Notary Public

My Commission Expires: 05/05/2026

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals on this 28 day of April, 2025.

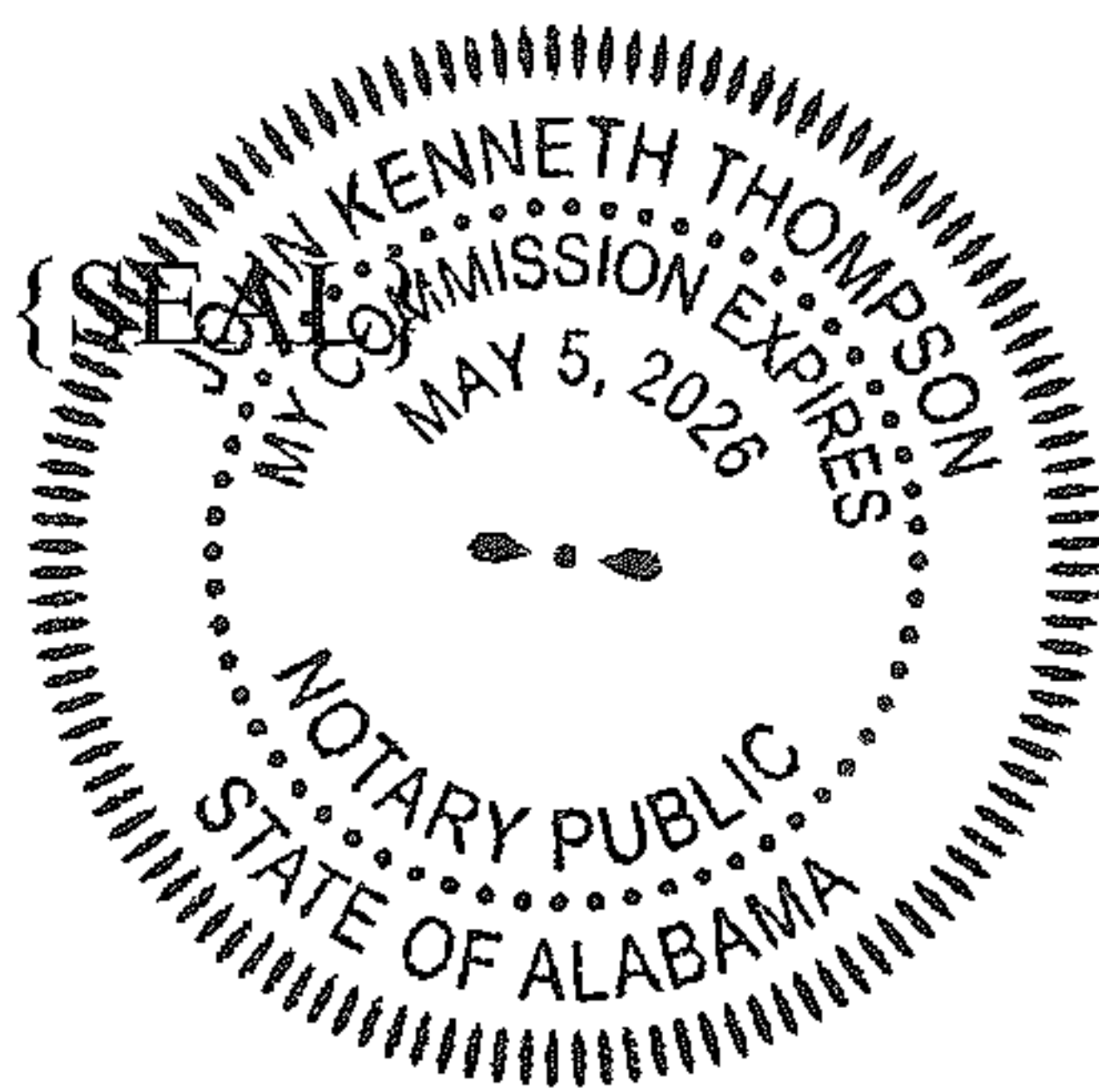
GRANTOR:

Brynda D. Roper
BRYNDA D. ROPER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that BRYNDA D. ROPER whose name is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he/she executed the same voluntarily as of the day the same bears date.

Given under my hand this 28 day of April, 2025.



[Signature]
Notary Public

My Commission Expires: 05/05/2026

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

Grantor's Name Robert C. Roper
 Mailing Address 5241 Overland Trace
 Birmingham Alabama 35244

Grantee's Name Robert C. Roper
 Mailing Address 5241 Overland Trace
 Birmingham Alabama 35244

Property Address 213 Park Lake Trace
 Helena Alabama 35080

Date of Sale 04/28/2025
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 416,900

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 Tax Assessor
☐ 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 04/30/2025

Print J. Ken Thompson

Unattested _____

Sign _____

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**Filed and Recorded
 Official Public Records**

Print Form

Judge of Probate, Shelby County Alabama, County

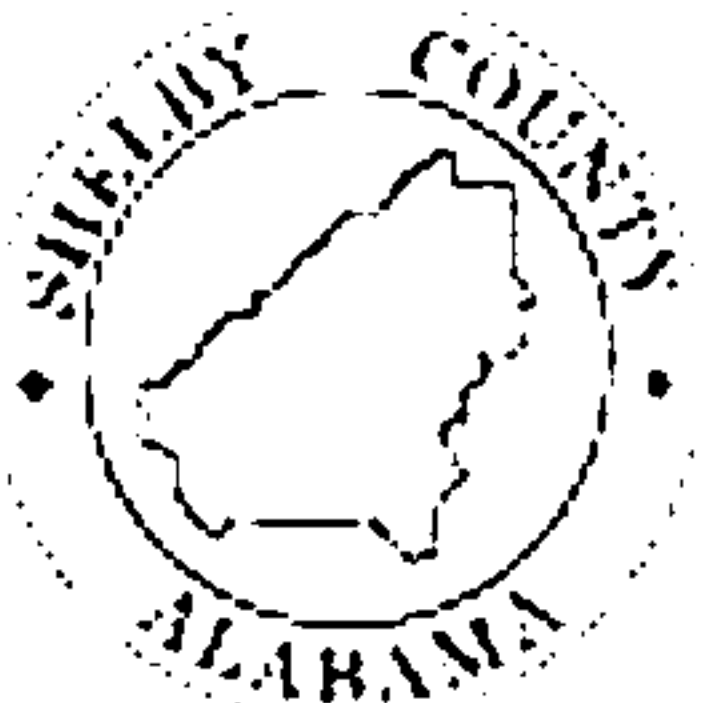
Clerk

Shelby County, AL

05/02/2025 02:19:31 PM

\$449.00 BRITTANI

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Allen S. Bevil