

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **Charles C. Buchanan, III and Mary E. Buchanan, a married couple**, hereby remise, release, quitclaim, grant, and convey all of our interest to **Charles C. Buchanan, III and Mary E. Buchanan, Trustees of the Charles and Mary Buchanan Living Trust dated 7/08/2025**, in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS

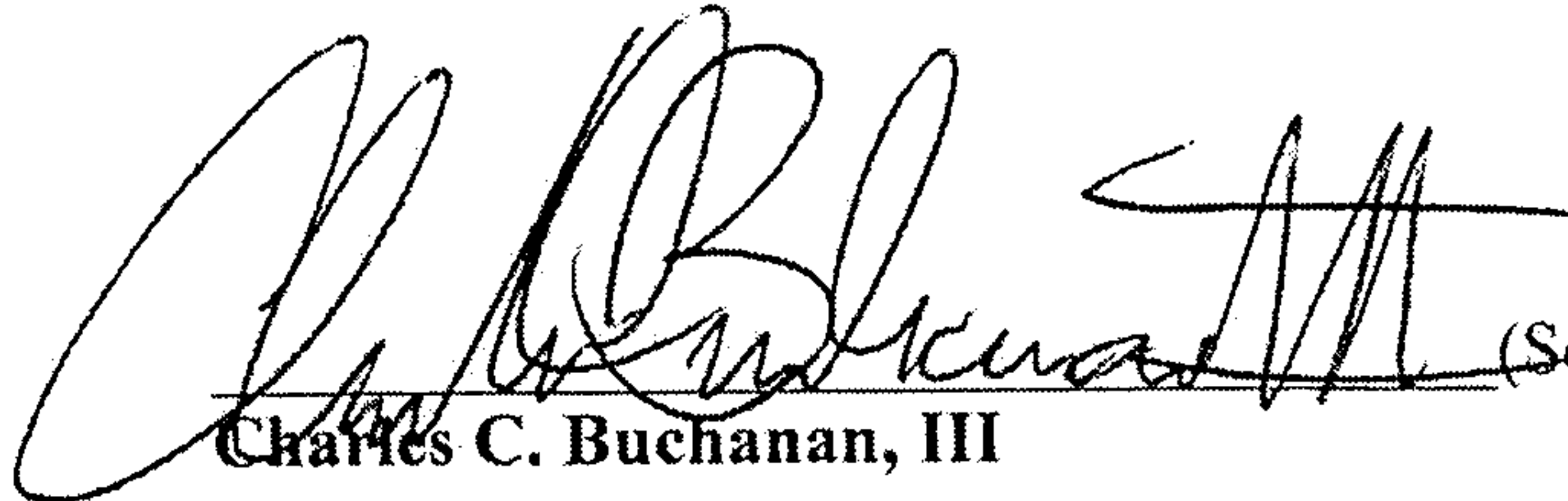
SEE EXHIBIT "A"

Source of title: Instrument Number 20090810000305830

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 8th day of July 2025.

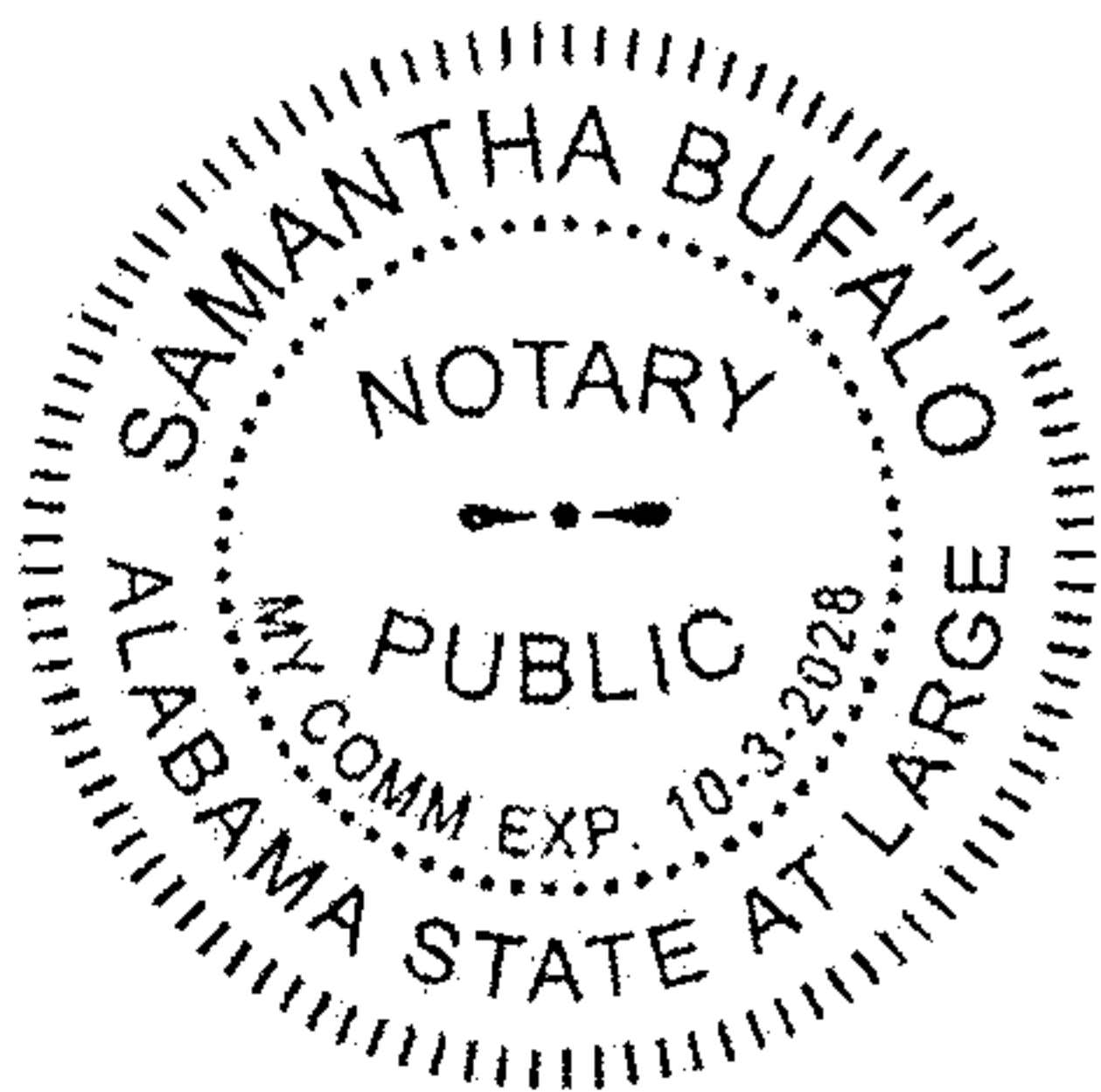
 (Seal)
Charles C. Buchanan, III

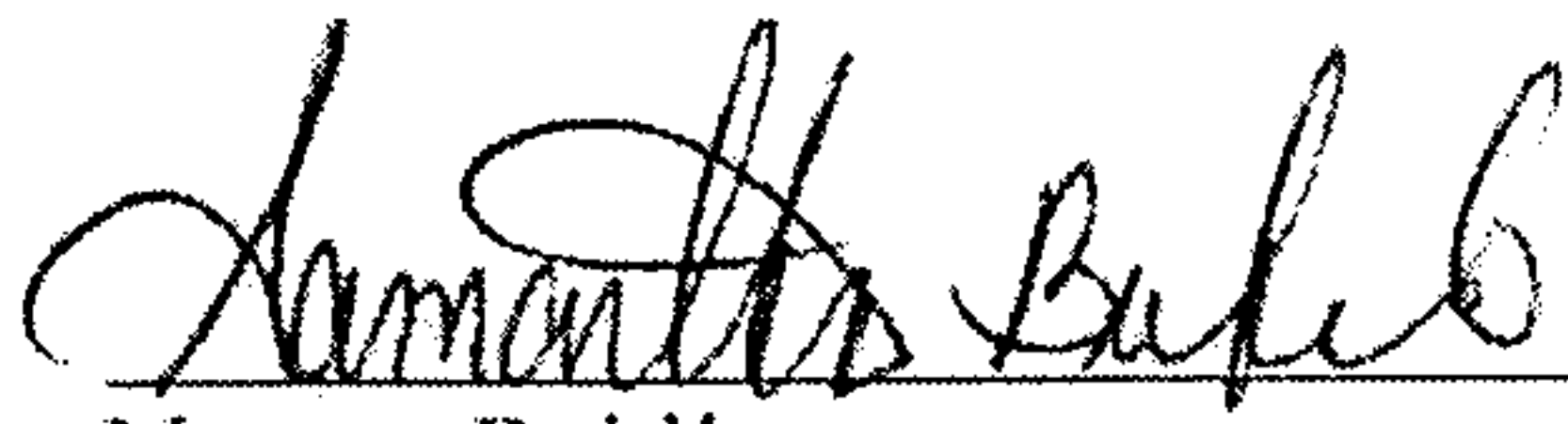
 (Seal)
Mary E. Buchanan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Charles C. Buchanan, III and Mary E. Buchanan**, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of July 2025.




Notary Public
My Commission Expires: 10/03/2028

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
John R. Holliman, Esq.
2057 Valleydale Road, STE 111
Hoover, AL 35244
Phone: (205) 663-0281

Exhibit A:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East; thence West along the South line of said NE $\frac{1}{4}$ for 1202.86 feet to the point of beginning; continue along the same line for 160 feet; thence turn right 90 degrees 02 minutes for 296.04 feet; thence turn right 90 degrees for 160 feet; thence turn right 90 degrees for 295.94 feet to the point of beginning. ALSO, an easement for ingress and egress, more particularly described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East; thence West along the South line of said NE $\frac{1}{4}$ for 1812.86 feet; thence turn right 90 degrees 02 minutes for 206.30 feet to the point of beginning of the egress easement herein described, said easement being a 60 foot wide strip along an existing road bed and lying 35 feet North and 25 feet South of the following line; from the point of beginning turn right 90 degrees for 450 feet.

Subject to all taxes, easements, restrictions, rights of way and permits of record.

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

Grantor's Name Charles C. Buchanan, III &
 Mailing Address Mary E. Buchanan
130 Beach Lane
Shelby, AL 35153

Grantee's Name Charles C. Buchanan, III & Mary E.
 Mailing Address Buchanan, Trustees of the Charles & Mary
Buchanan Living Trust, 130 Beach Lane,
Shelby, AL 35153

Property Address 130 Beach Lane
Shelby, AL 35153

Date of Sale 7/8/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 273,350.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/08/2025 01:08:15 PM
 \$305.50 PAYGE
 20250708000205940



Shelby County

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 Assessment

☐ 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 7/08/2025

Print Shannon Brubaker

☐ Unattested

Sign

Shannon Brubaker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1