

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 consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, **Donna G. Broome, a widow**, the undersigned Grantor, do hereby remise, release, quitclaim, grant, and convey all of my interest to **Michael Craig Broome as Trustee for the Broome Irrevocable Trust dated July 23, 2025**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

See Exhibit "A".

Source of Title: Book 6, Page 56.

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR.

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 Grantee, her heirs and assigns in fee simple, forever.

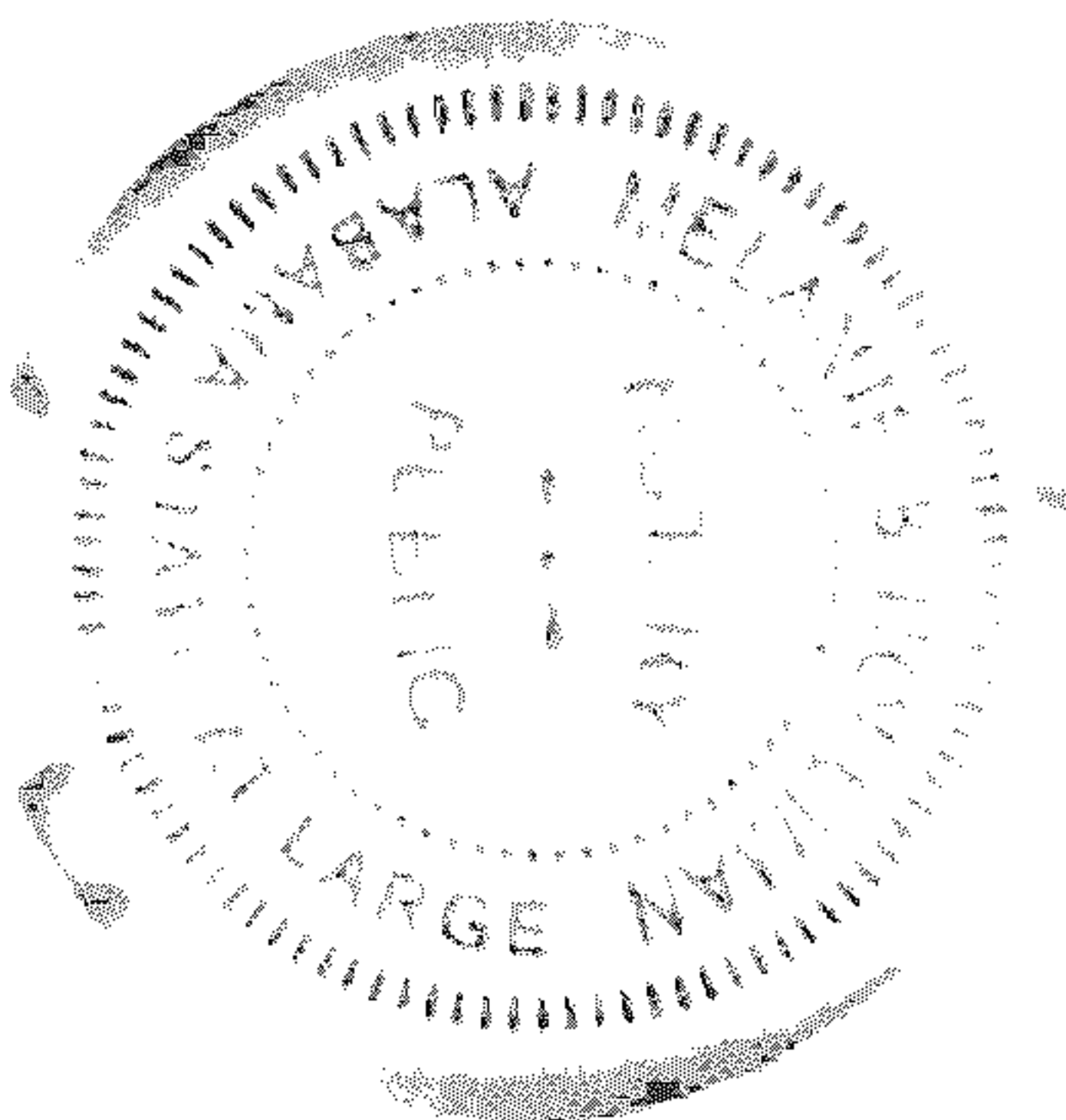
IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 23rd
day of July 2025.

Donna G. Broome (SEAL)
Donna G. Broome

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 **Donna G. Broome**, whose name is 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 23rd day of July 2025.



Melanie B. Holliman
Notary Public

My Commission Expires 06-08-2027.

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

Exhibit A

Lot 13, according to the Survey of Hunter's Glen, First Addition as recorded in
Map Book 6 page 56 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

50-foot building line as shown by recorded map.

10-foot easement rear, 7.5-foot easement front and west and 15-foot easement through
lot as shown by recorded map.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 127
page 394 and Volume 131 page 322 in the Probate Office of Shelby County, Alabama.

Permit granted to South Central Bell by instrument recorded in Volume 292 page 621
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 Donna G. Broome
 Mailing Address 13 Red Fox Drive
Pelham, AL 35124

Grantee's Name Michael Craig Broome, Trustee of the
 Mailing Address Broome Irrevocable Trust dated 07/23/2025
13 Red Fox Drive
Pelham, AL 35124

Property Address 13 Red Fox Drive
Pelham, AL 35124

Date of Sale 07/23/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 256,700



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2025 12:47:49 PM
 \$288.00 PAYGE
 20250805000238890

Allen S. Byrd

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 x Appraisal
Sales Contract Other
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 07/23/2025

Print Samantha Bufalo

Unattested

Sign *Samantha Bufalo*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1