

Property Address: 1595 Clay Pit Rd., Montevallo, Alabama 35115

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, I, the undersigned Grantor, **CARL WENDALL ROAN, JR., a/k/a Carl W. Roan, Jr. or CW Roan, Jr., a widower**, hereby remise, release, quitclaim, grant, and convey all of my interest to **Carl Wendall Roan, Jr., as Trustee of the Roan Family Farm Trust, dated August 8, 2025**, in fee simple, to the following described real property, situated in Shelby County and Chilton County, Alabama, viz:

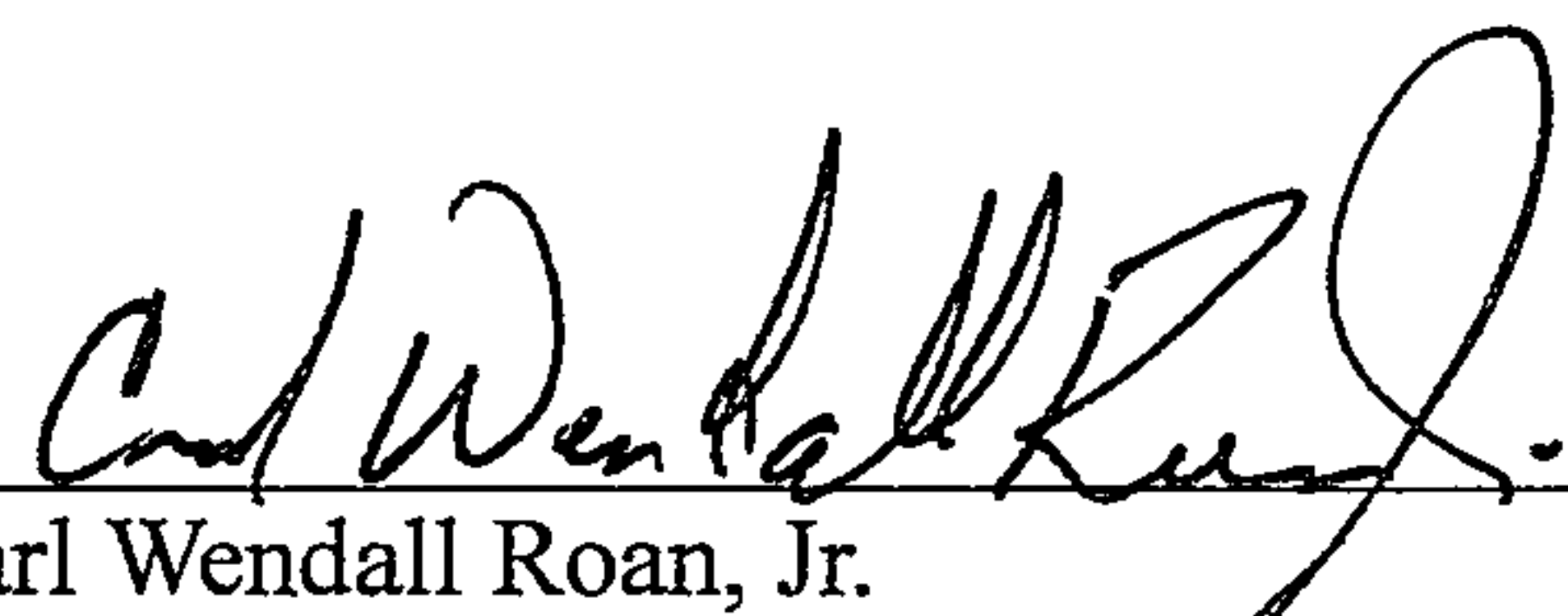
See attached Exhibit "A" for Legal Description

Source of Title: 19950000629300000

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, his successors and assigns in fee simple.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 8th day of August 2025.


_____(SEAL)
Carl Wendall Roan, Jr.

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 **Carl Wendall Roan, Jr.**, whose name is 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, the 8th day of August 2025.



Notary Public

My Commission Expires 06-08-2027.

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

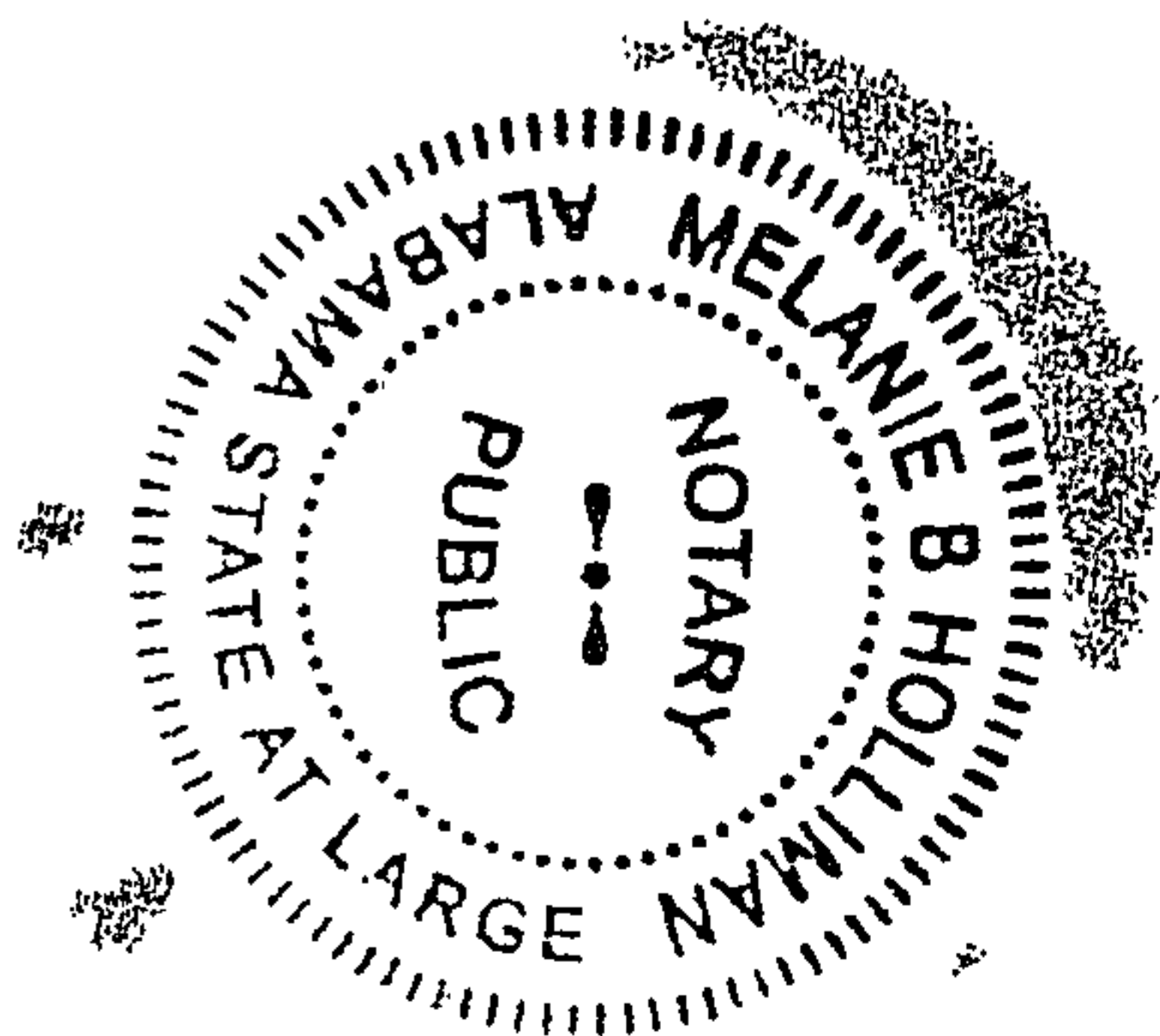


EXHIBIT "A"

The West 1/2 of the SW 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, and a part of the NW 1/4 of the NE 1/4 of Section 14, Township 24 North, Range 12 East, Chilton County, more particularly described as follows:

Beginning at the northwest corner of said NW 1/4 of the NE 1/4 of Section 14, Township 24 North, Range 12 East and run in an easterly direction along the northerly line of said 1/4 1/4 section for a distance of 664.05 feet to a point; thence 86 deg. 22 min. 04 sec. right in a southerly direction for a distance of 97.97 feet to a point; thence 93 deg. 37 min. 56 sec. right in a westerly direction for a distance of 663.67 feet to the westerly line of said 1/4 1/4 section; thence in a northerly direction and along the westerly line of said 1/4 1/4 section for a distance of 100.0 feet to the point of beginning; being situated in Chilton County, Alabama and Shelby County, Alabama.

GRANTOR HEREBY RESERVES AN EASEMENT APPURTENANT, FOR INGRESS AND EGRESS PURPOSES, DESCRIBED AS FOLLOWS:

AN EASEMENT CONSISTING OF THIRTY (30) FEET IN WIDTH FROM THE SW CORNER OF THE PROPERTY HEREINABOVE DESCRIBED WHICH IS LOCATED WITHIN CHILTON COUNTY, ALABAMA, AND PROCEED NORTHERLY ALONG THE WEST SECTION LINE OF THE NW 1/4 OF THE NE 1/4, SECTION 14, TOWNSHIP 24 NORTH, RANGE 12 EAST, TO THE SOUTHERN BOUNDARY OF CLAY PIT ROAD; THENCE TURN RIGHT AND PROCEED EASTERLY ALONG THE BOUNDARY OF SAID CLAY PIT ROAD FOR A DISTANCE OF THIRTY (30) FEET, MORE OR LESS, TO A POINT, THENCE TURN RIGHT AND PROCEED IN A SOUTHERLY DIRECTION AND PARALLEL TO THE WEST LINE OF SAID 1/4-1/4 SECTION TO THE SOUTH LINE OF THE ABOVE DESIGNATED PROPERTY LOCATED WITHIN CHILTON COUNTY, ALABAMA. THENCE TURN RIGHT AND PROCEED WESTERLY ALONG THE SOUTH BOUNDARY LINE OF THE CHILTON COUNTY PROPERTY HEREINABOVE DESCRIBED, TO A POINT THAT SAID SOUTH BOUNDARY LINE CONNECTS TO THE EAST LINE OF SAID 1/4-1/4 SECTION, BEING THE POINT OF BEGINNING.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 299 pages 255 page 256 and Deed 341 page 256 (Chilton) in Probate Office.

Right(s)-of-Way(s) granted to Chilton County by instrument(s) recorded in Deed 563 page 719 in Probate Office.

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

Grantor's Name Carl Wendell Roan Jr.
 Mailing Address 1595 Clay Pit Road
Montevallo, AL 35115

Grantee's Name Carl Wendell Roan Jr.
 Mailing Address Trustee of the Roan Family
Farm Trust dated 8/8/2025
1595 Clay Pit Rd.
Montevallo, AL 35115

Property Address 1595 Clay Pit Road
Montevallo, AL 35115

Date of Sale 8/8/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 199,700.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

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 8/8/2025

Print Samantha Bufalo

Sign Samantha Bufalo

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2025 09:47:00 AM
 \$232.00 KELSEY
 20250814000248840

Allen S. Byrd