

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, **Ronald Allyn Pierson, Jr. and his wife, Sharon L. Pierson,** hereby remise, release, quitclaim, grant, and convey all of our interest to **Ronald Allyn Pierson, Jr. and Sharon Lewis Pierson, Trustees of the The Pierson Living Trust,** in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR

Lot 213, according to the Amended Map of Riverwoods 2nd Sector, as recorded in Map Book 29, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

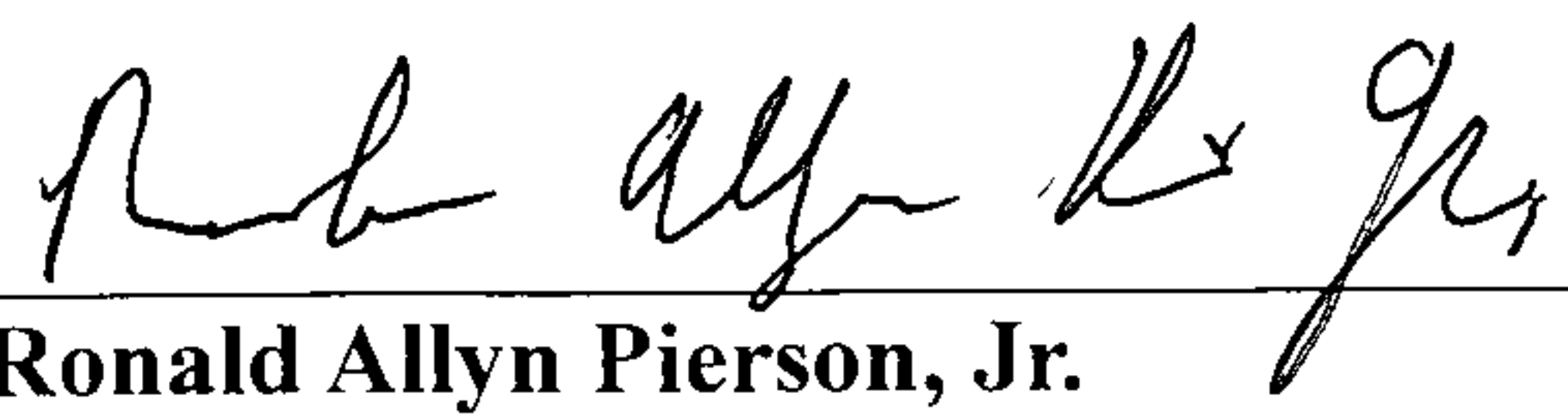
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

Source of title: Instrument # 20210408000175950

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, its successors and assigns in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 8th day of February 2024.

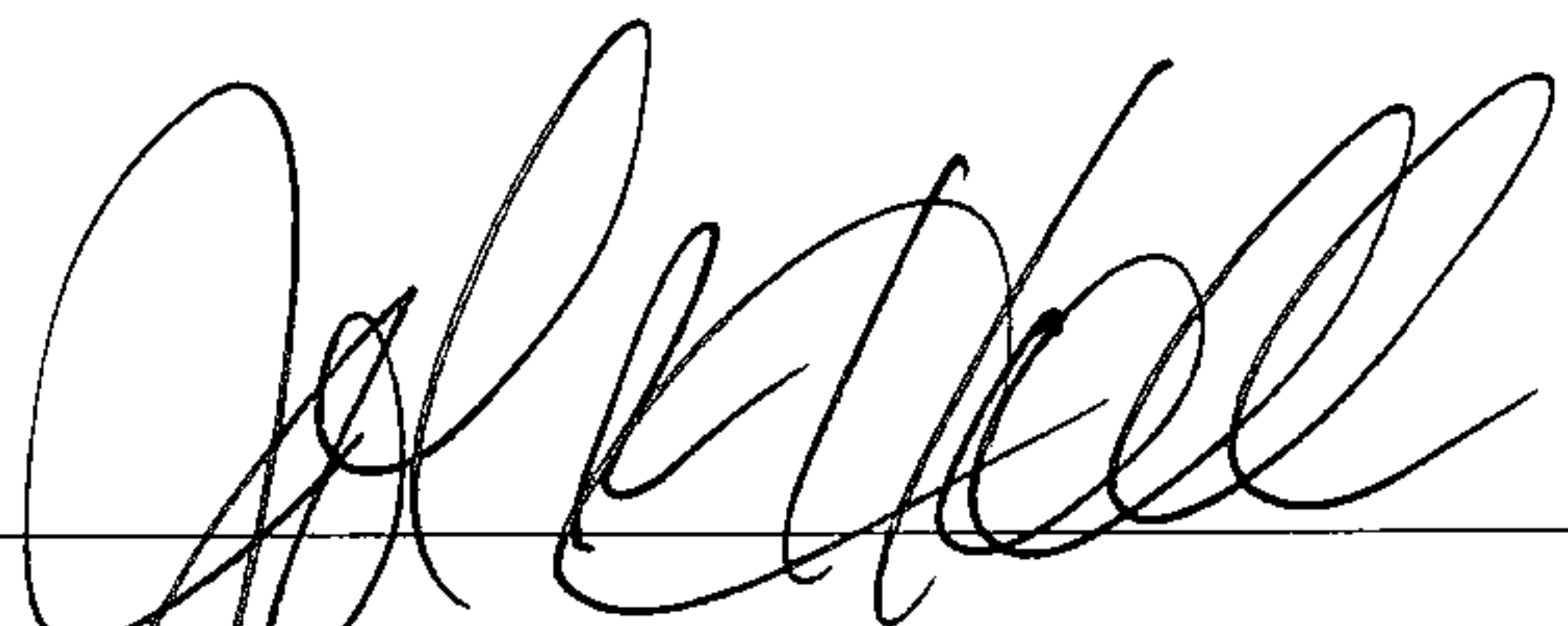
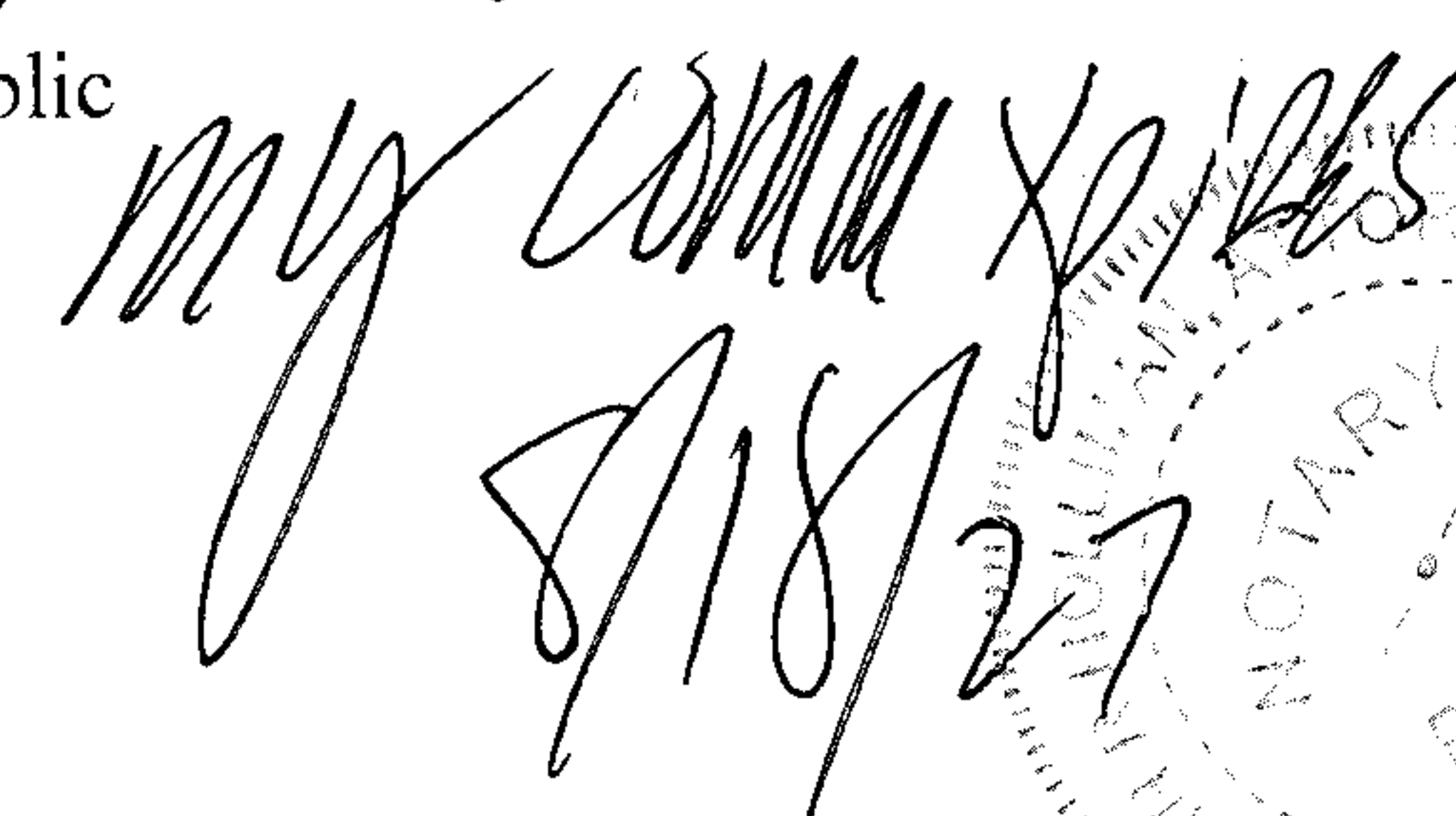
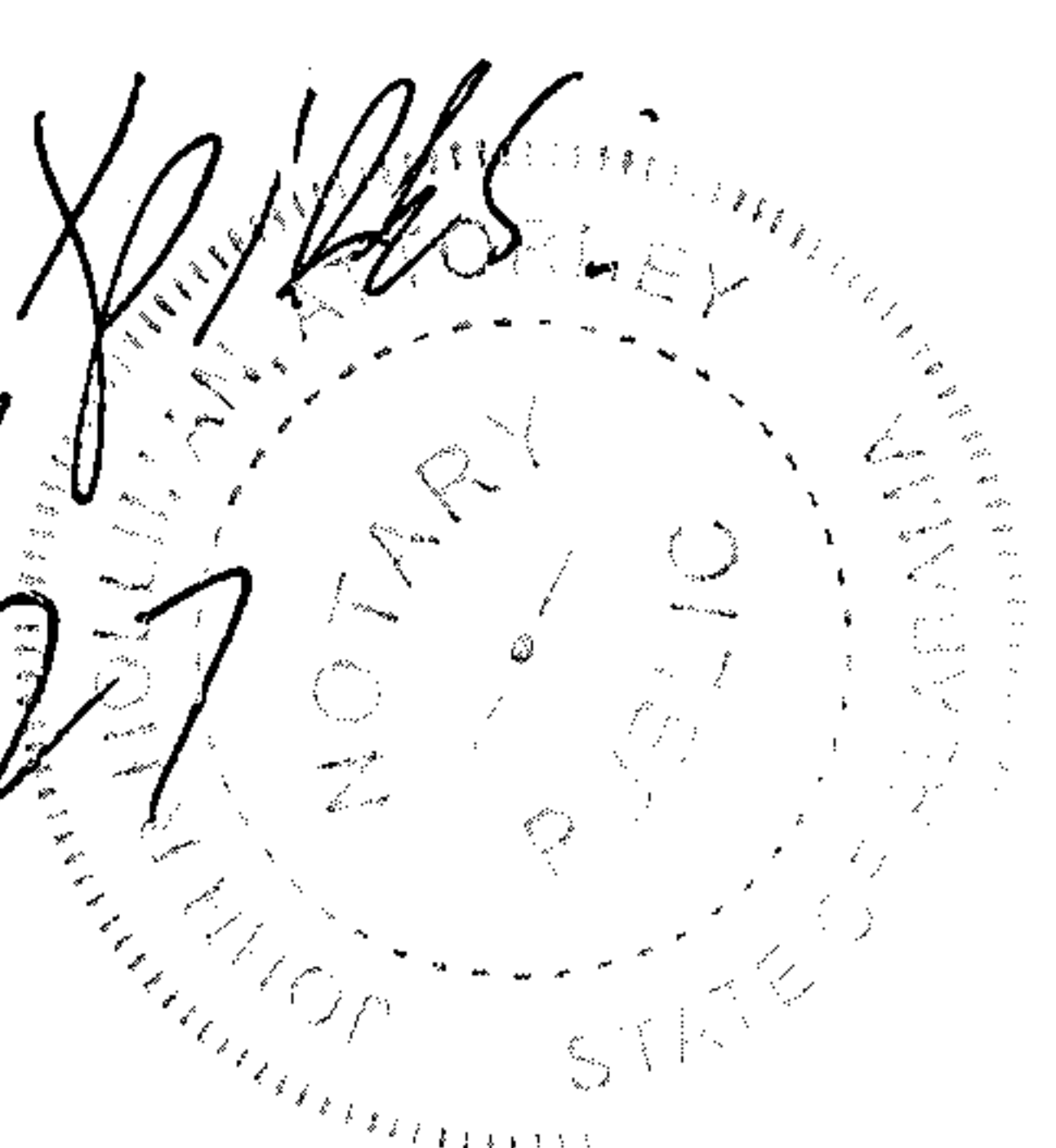
 (SEAL)
Ronald Allyn Pierson, Jr.

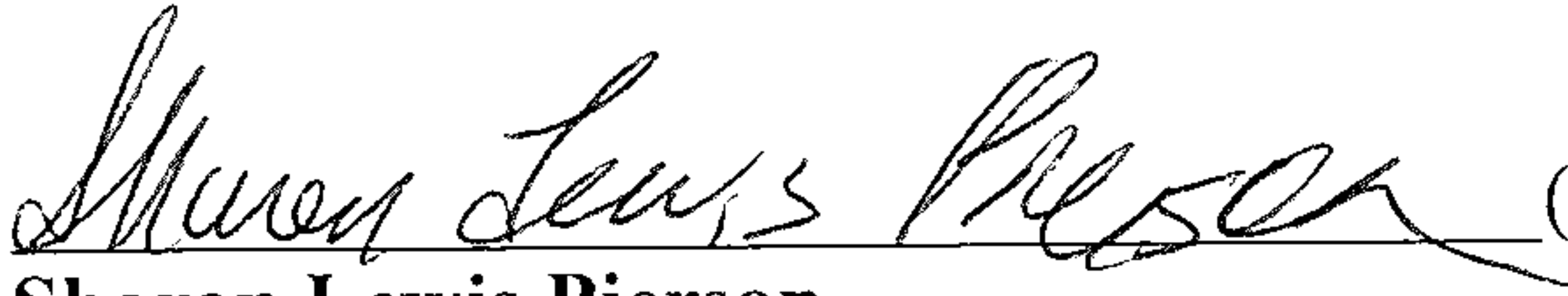
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Ronald Allyn Pierson, 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, this the 8th day of February 2024.


Notary Public



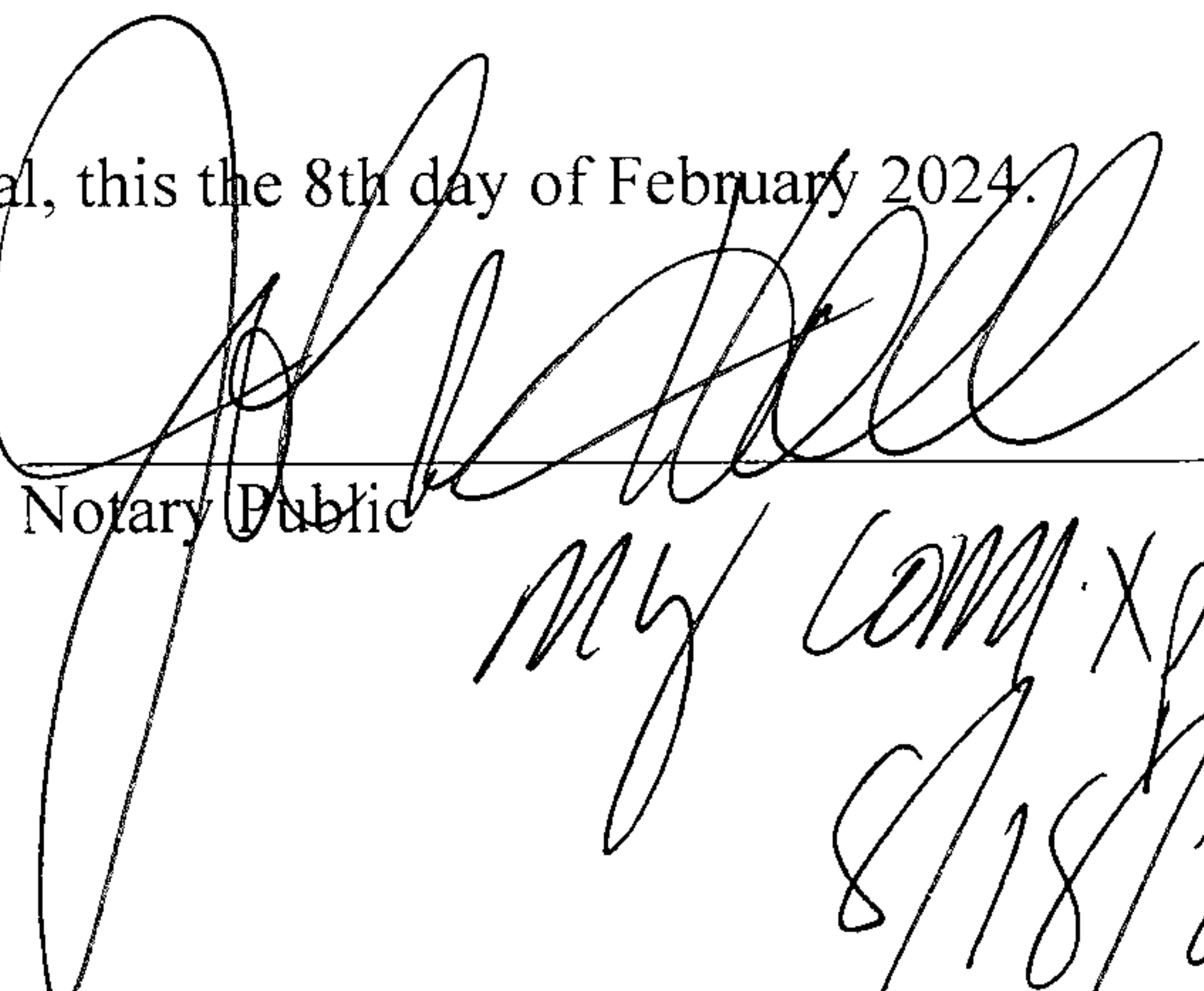
 (SEAL)
Sharon Lewis Pierson

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 **Sharon Lewis Pierson** 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, she executed the same voluntarily on the day the same bears date.

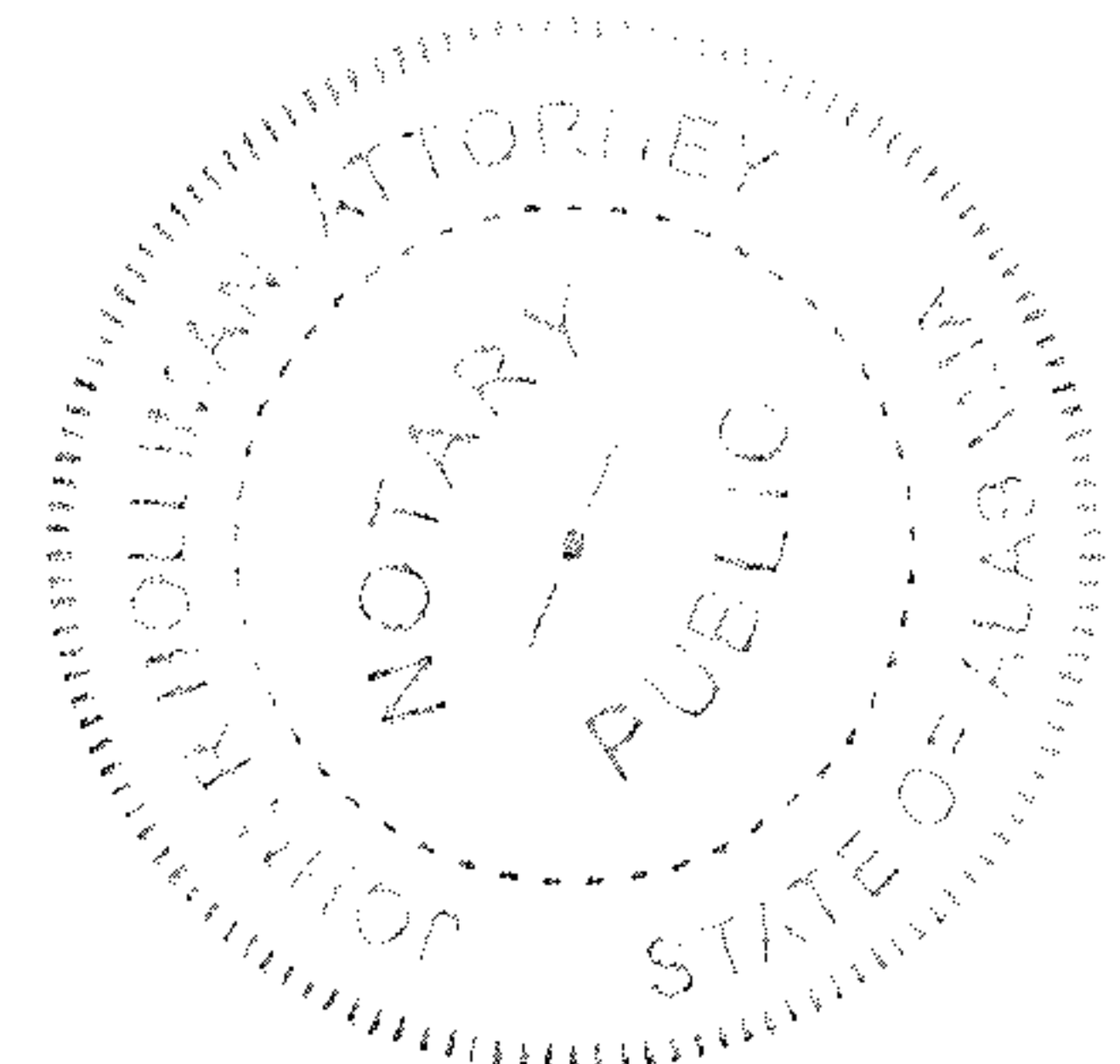
Given under my hand and official seal, this the 8th day of February 2024.


Notary Public
My Comm. Expires:
8/18/27

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
Melanie B. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Grantor's Address
157 Bridgewater Drive
Helena, AL 35080

Grantee's Address:
157 Bridgewater Drive
Helena, AL 35080



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

Grantor's Name Ronald Allyn Pierson, Jr & Sharon L.
 Mailing Address Pierson
157 Bridgewater Drive
Helena, AL 35080

Grantee's Name Ronald Allyn Pierson, Jr & Sharon L. Pierson,
 Mailing Address Trustess of the Pierson Living Trust
157 Bridgewater Drive
Helena, AL 35080

Property Address 157 Bridgewater Drive
Helena, AL 35080
Parcel 13-4-17-0-003-013.000

Date of Sale 02/08/2024
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 504,900.00

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 ☐ 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.

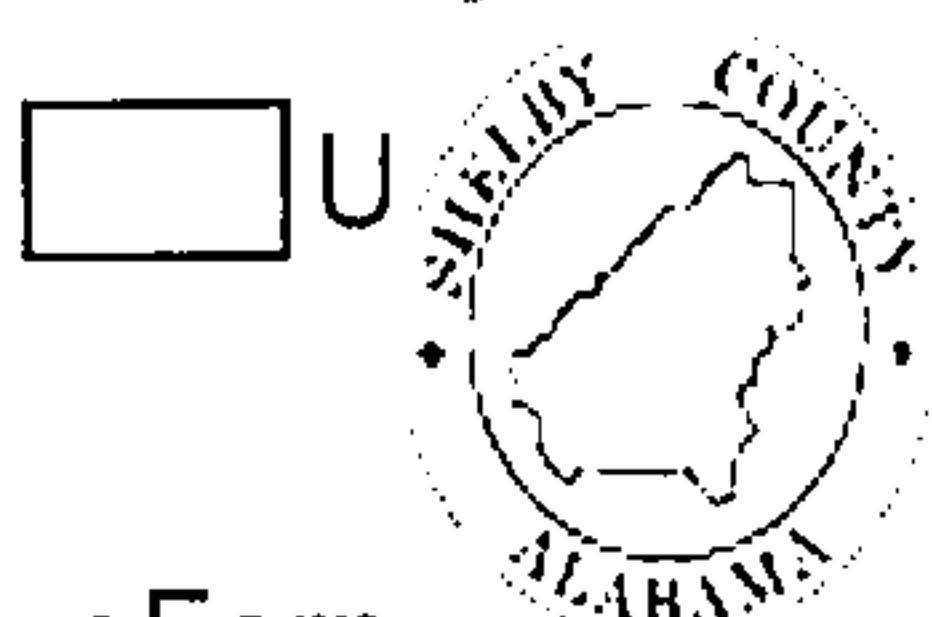
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8/20/2025

Print Shannon Brubaker



eForn

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama
 Clerk
 (verified by)
 08/20/2025 11:41:36 AM
 \$537.00 JOANN
 20250820000256200

Sign

Shannon Brubaker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl