

THIS INSTRUMENT PREPARED BY:  
Michael Reagan Reeves  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Amy C. Fancher**  
**260 Oxford Way**  
**Pelham, AL 35124**

STATE OF ALABAMA

**QUITCLAIM DEED**

**[Title Not Examined – No Opinion Expressed]**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Tripp B. Fancher, an unmarried man**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby remise, release, quitclaim, and convey unto the GRANTEE, **Amy C. Fancher** (hereinafter referred to as GRANTEE), all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 2690, according to the Survey of Weatherly Highlands The Ledges, Sector 26-Phase Three, as recorded in Map Book 38, Page 71 A, B and C, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

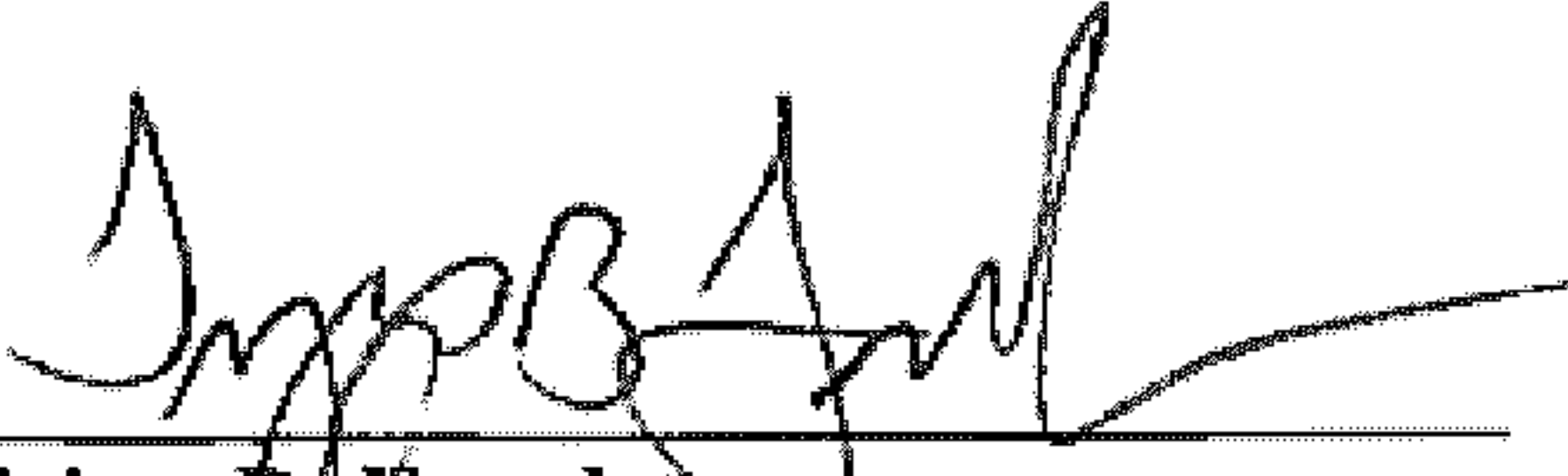
Property Address: **260 Oxford Way, Pelham, AL 35124**

\*This deed is being executed in accordance with the Final Judgment of Divorce under Shelby County Case No. DR-2021-900087.\*

TO HAVE AND TO HOLD, unto the said GRANTEE, their successors and assigns forever.

**[Remainder of Page Intentionally Left Blank. Signature Pages to Follow]**

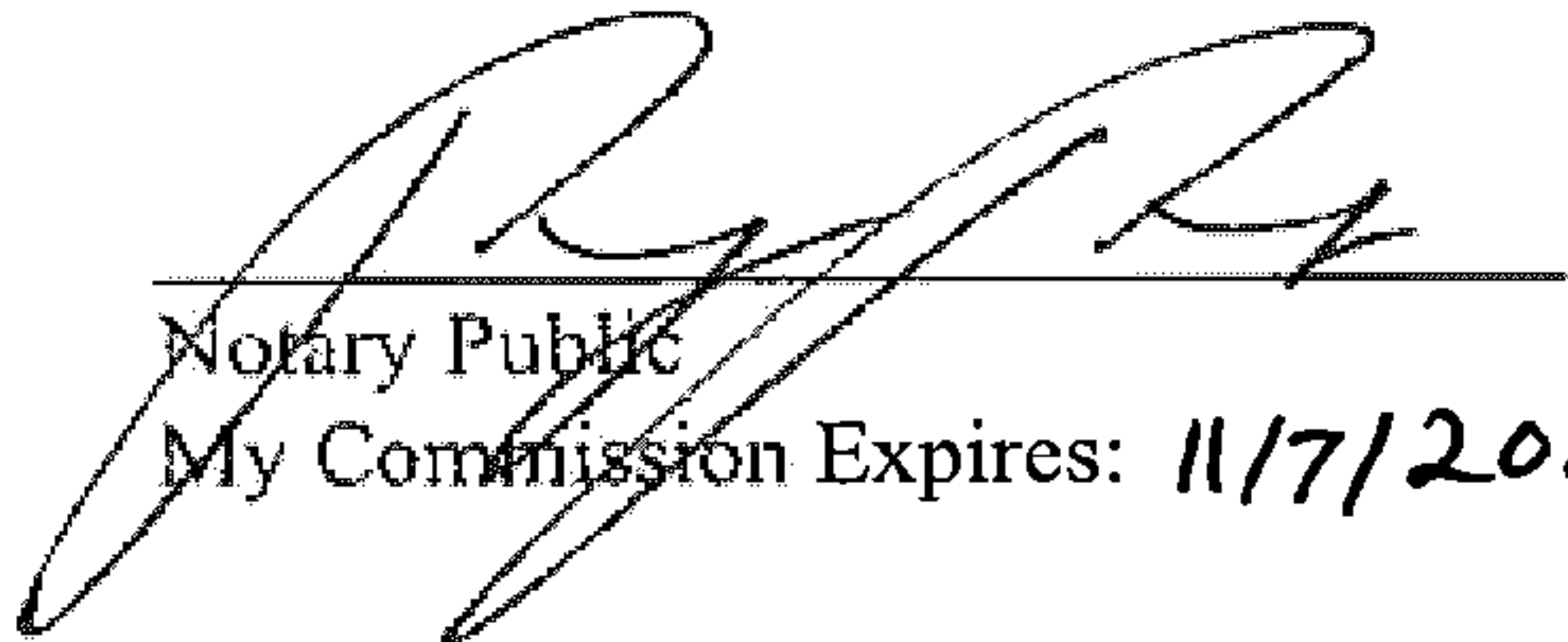
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this September 5<sup>th</sup>, 2025.

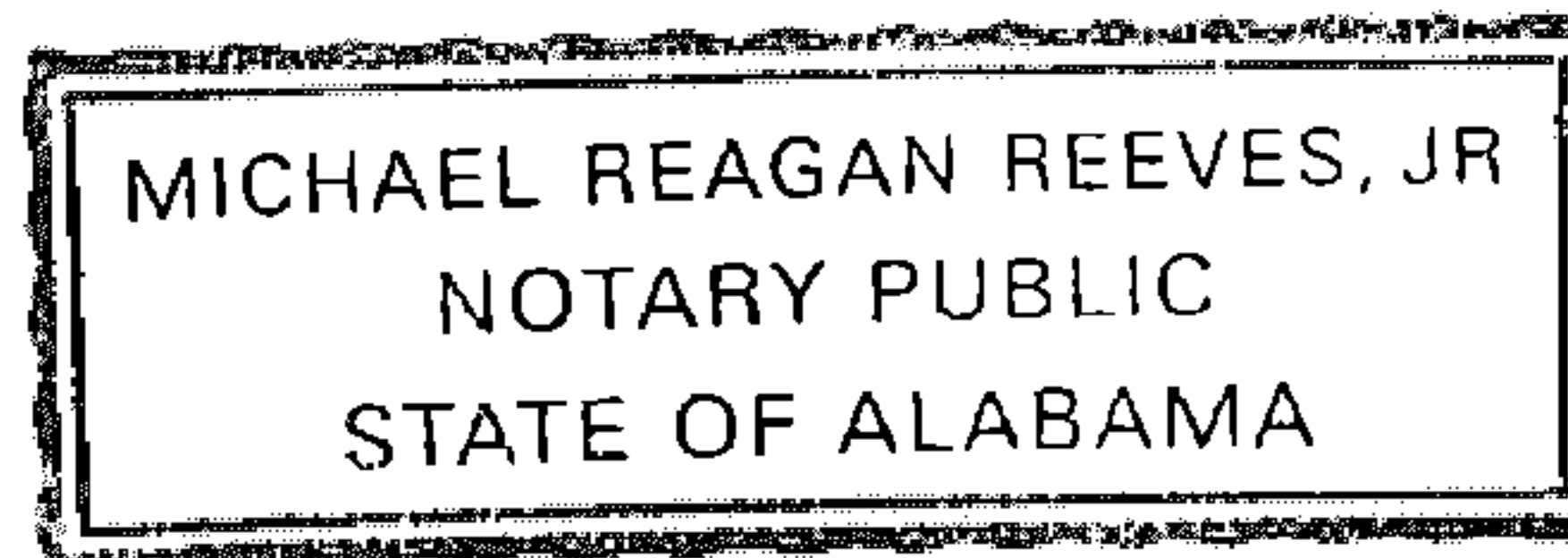
  
Tripp B. Fancher

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tripp B. Fancher whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of September, 2025.

  
Notary Public  
My Commission Expires: 11/7/2028



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

Grantor's Name	<u>Tripp B. Fancher and Amy C. Fancher</u>	Grantee's Name	<u>Amy C. Fancher</u>
Mailing Address	<u>260 Oxford Way</u> <u>Pelham, AL 35124</u>	Mailing Address	<u></u> <u></u>
Property Address	<u>260 Oxford Way</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>09/05/2025</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$570,300.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other <u></u>
<input type="checkbox"/> 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 09/05/2025

☐ Unattested

(verified by)

Print Michael Reagan Reeves

Sign

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/16/2025 09:56:08 AM**  
**\$598.50 BRITTANI**  
**20250916000280580**

**Form RT-1**

*Allen S. Bayl*