



20251002000302020 1/2 \$212.50
Shelby Cnty Judge of Probate, AL
10/02/2025 10:28:07 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this the 2nd day of October, 2025, by and between former married couple, **BRIAN CARTER**, a single person, as party of the first part, and **JENNIFER CARTER**, a single person, as party of the second part;

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the party of the first part, in hand paid by the party of the second part, the receipt of which is hereby acknowledged, the party of the first part has quitclaimed, given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the party of the second part **IN FEE SIMPLE AND UNTO HER HEIRS AND ASSIGNS FOREVER**, with every contingent remainder and right of reversion, the following-described real estate, whose post office address is 809 Sweetgum Court, Hoover, AL 35244, situated in Shelby County, State of Alabama, to-wit:

Lot 430, according to the Survey of Riverchase Country Club, 11th Addition, Phase II, as recorded in Map Book 9, Page 87, in the Probate Office of Shelby County, Alabama.

SUBJECTT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel of land above described together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining unto the party of the second part, **IN FEE SIMPLE AND UNTO HER HEIRS AND ASSIGNS FOREVER**.

And the party of the first part does hereby covenant with the party of the second part that he is lawfully seized in fee simple of said premises above described; that he had a good right to sell and convey the same.

This instrument prepared by:

Lindsey L. Davis, Esq.
Summit Family Law
5184 Caldwell Mill Road, Suite 204-315
Hoover, Alabama 35244

1/2 value = \$187,350

Grantor's name and mailing address:

Brian Carter
809 Sweetgum Court
Hoover, AL 35244

Grantee's name and mailing address:

Jennifer Carter
809 Sweetgum Court
Hoover, AL 35244

Shelby County, AL 10/02/2025
State of Alabama
Deed Tax: \$187.50

Property address:
809 Sweetgum Court
Hoover, AL 35244

20251002000302020 2/2 \$212.50
Shelby Cnty Judge of Probate, AL
10/02/2025 10:28:07 AM FILED/CERT

IN WITNESS WHEREOF, the said party of the first part does hereunto set his hand and seal on this day and year first above written.



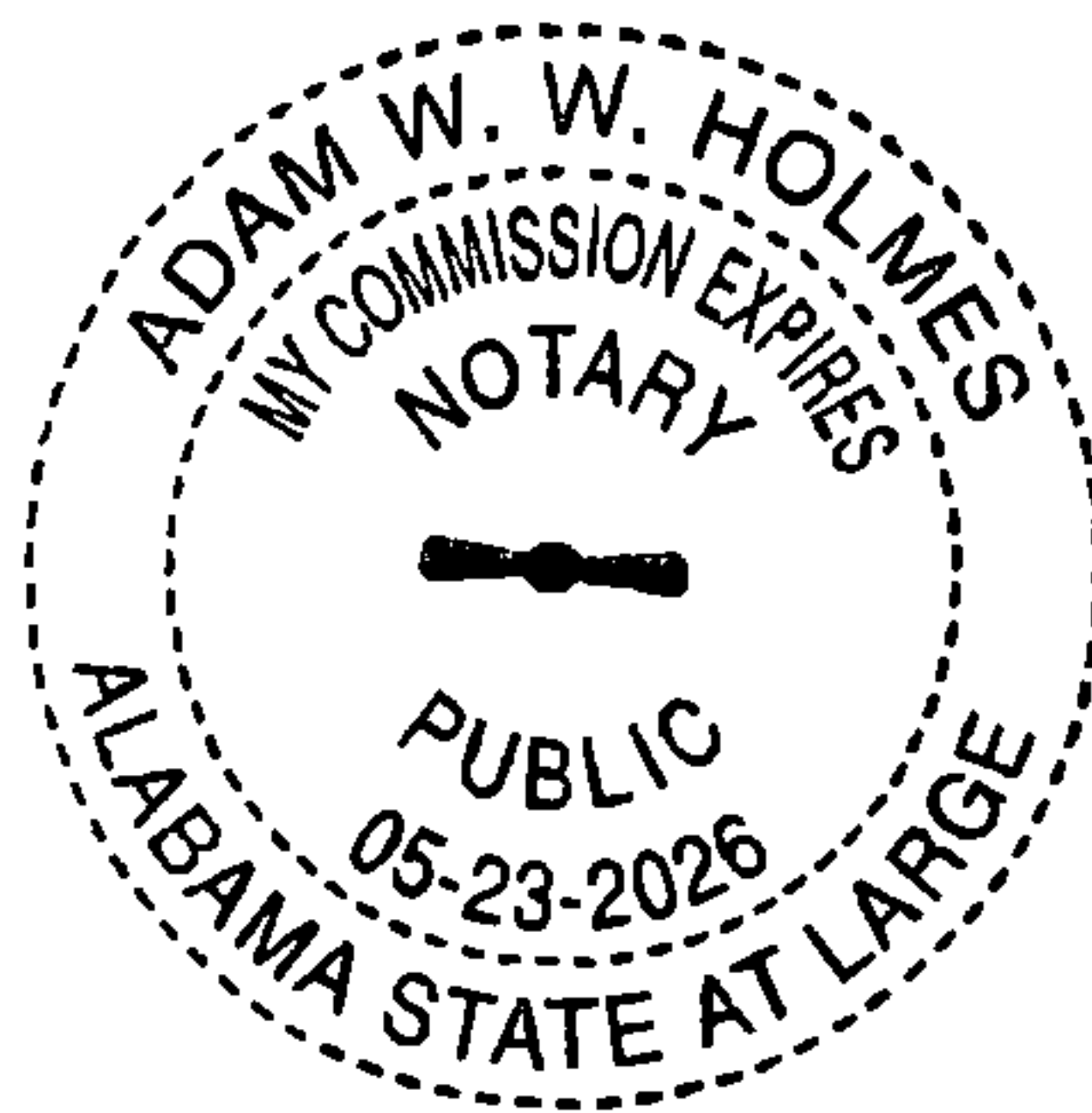
BRIAN CARTER

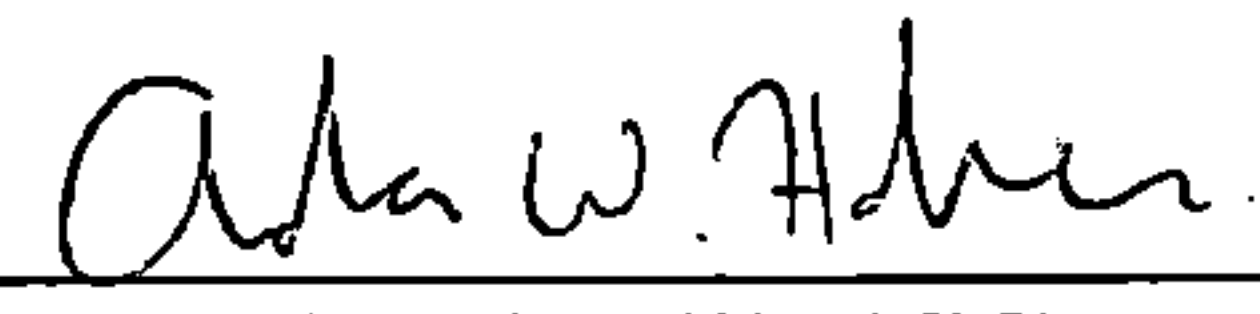
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Brian Carter**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 2 day of October, 2025.





NOTARY PUBLIC
My commission expires: 05-23-2026