

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
Robyn Mitchell
207 Berry Lane
Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

ROBYN MITCHELL, an unmarried woman

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

Robyn Jones Mitchell, Trustee, or her successors in interest, of the ROBYN JONES MITCHELL REVOCABLE LIVING TRUST dated September 20, 2025, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF, AND INCORPORATED HEREIN FOR ALL PURPOSES.

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Mineral and mining rights
3. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record

Parcel Number: 14-4-18-1-000-002.003

Property Address: 207 Berry Lane, Pelham, AL 35124

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 20 day of September, 2025.

 (Seal)
ROBYN MITCHELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **ROBYN MITCHELL** a married woman whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me 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 20th day of September, 2025.



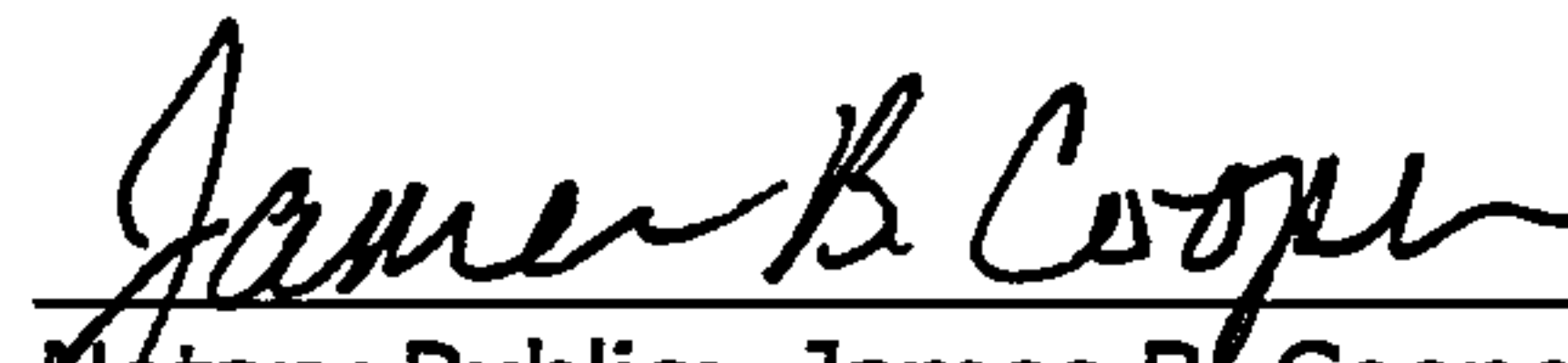

Notary Public: James B. Cooper
My Commission Expires: September 19, 2027

EXHIBIT "A"**Parcel I**

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 18, Township 20 of South, Range 2 West, Shelby County, Alabama, and run thence westerly along the North line of said 1/4-1/4 a distance of 84.04 feet to a point on the Easterly margin of Shelby County Highway No. 35; thence turn 62 deg. 51 min. 21 sec. left and run southwesterly along said margin of said road a distance of 202.36 feet to a point; thence turn 93 deg. 45 min. 00 sec left and run 305.37 feet to a point; thence turn 111 deg. 23 min. 17 sec, right and run 371.42 feet to a point; thence turn 99 deg. 12 min. 43 sec. left and run 189. 54 feet to a point; thence turn 36 deg. 25 min. 36 sec. left and run easterly, 1,077.99 feet to the point of beginning of the property; being described; thence continue along last described course and along an existing fence line a distance of 254.95 feet to a point; thence 89 deg. 12 min. 46 sec. left and run northerly 261.88 feet to a point; thence turn 94 deg. 11 min. 02 sec, left and run westerly 250.00 feet to a point: thence turn 84 deg. 31 min. 10 sec. left and run southerly 247.21-feet to the. point of beginning.

Parcel II

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 18, Township 20 of South, Range 2 West, Shelby County, Alabama, and run thence westerly along the North line of said 1/4-1/4 a distance of 84.04 feet to a point on the Easterly margin of Shelby County Highway No. 35; thence turn 62 deg. 51 min. 21 sec. left and run southwesterly along said margin of said road a distance of 202.36 feet to a point; thence turn 93 deg. 45 min. 00 sec left and run 389.93 feet to a point; thence turn 23 deg. 57 min. 05 sec. left and run 187.43 feet to the point of beginning of the property being described; thence continue along last described course. 269. 42 feet to a point; thence turn 21 deg. 32 min. 25 sec. right and run southeasterly 260.08 feet to a point; thence turn 25 deg. 04 min. 06 sec. left and run easterly 197. 49 feet to a point; thence turn 95 deg. 28 min. 50 sec. right and run southerly 247.21 feet to a point; thence turn 87 deg. 54 min. 58 sec. right and run westerly along an existing fence line 564.20 feet to a point; thence turn 112 deg, 06 min, 00 sec. right and run northwesterly 199.61 feet to a point; thence turn 51 deg. 42 min. 35 sec. left and run northwesterly 24.21 feet to a point; thence turn 38 deg. 17 min. 25 sec. left and run northwesterly 232,00 feet to a point; thence, turn 90 deg.00 min. 00 sec. right and run north- northwesterly 44.94 feet to the point of beginning.

Parcel III

Also, the following 20 foot wide Joint Driveway Easement; centerline described as follows:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 18, Township 20 of South, Range 2 West, Shelby County, Alabama, and run thence westerly along the North line of said 1/4-1/4 a distance of 84.04 feet to a point on the Easterly margin of Shelby County Highway No. 35; thence turn a deflection angle of 62 deg. 51 min. 21 sec. left and run southwesterly along said right of way line of said Highway a distance of 195. 35 feet to the point of beginning on centerline of the easement being described; thence turn a deflection angle of 92 deg. 30 min. left and run southeasterly along centerline of existing asphalt driveway a distance of 72.16 feet to the P.C. of a curve to the left having a oentr.al angle of 16 deg. 40 min. and a radius of 170.67 feet; thence continue along the arc of said curve an arc distance of 49.65 feet to the P.T. of said curve: thence continue along the tangent of last curve a tangent distance of 10.0 feet to the P.C. of a curve to

the right having a central angle of 10 deg. 37 min. and a radius of 268.00 feet thence continue along the arc of said curve an arc distance of 49.67 feet to the P.T. of said curve; thence continue along the tangent of last curve a tangent distance of 77.82 min .to the P.C. of a curve to the right having a central angle of 12 deg. 38 min. and a radius of 225.84 feet; thence continue along the arc of said curve an arc distance of 49.80 feet to the P.T. of said curve: thence continue along the tangent of last curve a tangent distance of 14.21 feet to the P.C. of a curve to the left having a central angle of 38 deg. 15 min. and a radius of 174.13 feet; thence continue along the arc of said curve an arc distance of 116.25 feet to the P. T. of said curve; thence continue along the tangent of last curve a tangent distance of 253.11 feet to the P.C. of a curve to the right having a central angle of 77 deg. 30 min. and a radius of 40.0 feet; thence continue along the arc of said curve an arc distance of 54.10 feet to the P.T. of said curve; thence continue along the tangent of last curve a tangent distance of 50.0 feet to the P.C. of a curve to the left having a central angle of 36 deg. 20 min. and a radius of 150.0 feet; thence continue along the arc of said curve an arc distance of 95.12 feet to the P.T. of said curve and the end of said easement.

All being situated in 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 Robyn Mitchell
 Mailing Address 207 Berry Lane
Pelham, AL 35124

Grantee's Name ROBYN JONES MITCHELL
 Mailing Address REVOCABLE LIVING TRUST
207 Berry Lane
Pelham, AL 35124

Property Address 207 Berry Lane
Pelham, AL 35124

Date of Sale 9/20/2025
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 326,140

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 Shelby Citizen Access Portal

☐ 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).

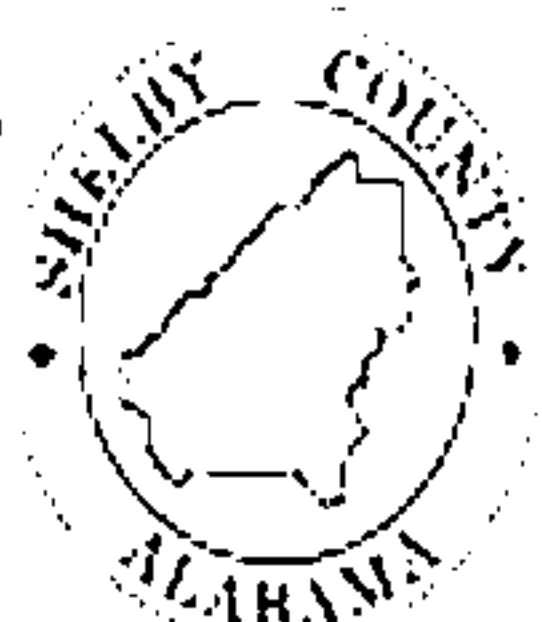
Date 9-20-2025

Print

Robyn Mitchell

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)
 Shelby County, AL
 10/14/2025 08:03:06 AM
 \$360.50 JOANN
 20251014000315820

Print Form

Allen S. Bayl

Form RT-1