

THIS INSTRUMENT PREPARED BY:

Nicole B. Bracey, Esq.
Hand Arendall Harrison Sale, LLC
1801 Fifth Avenue North, Suite 400
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Greg Sanders and Sharon Sanders, as
Co-Trustees of the Greg and Sharon
Sanders Revocable Trust
1008 Hastings Circle
Birmingham, Alabama 35242

Source of Title: Instrument No.: 20111208000370490

STATE OF ALABAMA

)

) ss.

TITLE NOT EXAMINED

COUNTY OF SHELBY

)

QUITCLAIM DEED

THIS INDENTURE MADE AND ENTERED into on this the 30th day of October, 2025, by and between **GREG M. SANDERS and SHARON M. SANDERS**, a husband and wife (hereinafter referred to as "Grantor") and **GREG MICHAEL SANDERS and SHARON MAE SANDERS, as Co-Trustees of the GREG AND SHARON SANDERS REVOCABLE TRUST** (hereinafter referred to as "Grantee").

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell, quitclaim, assign and convey unto the Grantee, the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

See **Exhibit "A"**, attached.

This instrument is executed for a nominal consideration for the purposed of perfecting the title to the real property described herein in the name of the Grantor's revocable trust.

TO HAVE AND TO HOLD to the said Grantee and to their successors and assigns forever.

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors below:

Grantor's Name and Address: Greg M. Sanders and
Sharon M. Sanders
1008 Hastings Circle
Birmingham, AL 35242

Grantee's Name and Address: Greg Michael Sanders and Sharon
Mae Sanders, Co-Trustees
of the Greg and Sharon
Sanders Revocable Trust
1008 Hastings Circle
Birmingham, AL 35242

Date of Sale: October 30, 2025

Property Address: 1008 Hastings Circle
Birmingham, AL 35242
Parcel No.:
09-2-04-0-003-218.000

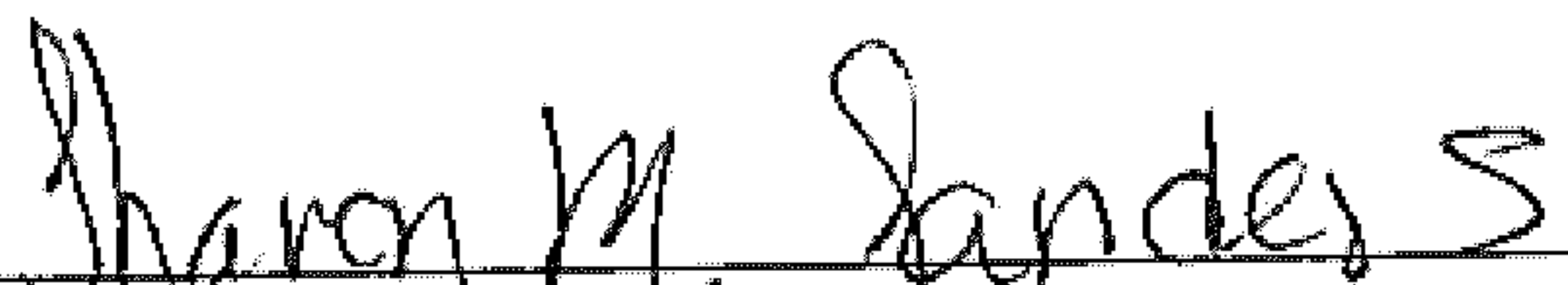
Actual Value Claimed: \$582,000.00

The purchase price or actual value claimed can be verified in the following documentary evidence:
Property Report Card.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on this the 30th day of October, 2025.


GREG M. SANDERS


SHARON M. SANDERS

STATE OF ALABAMA

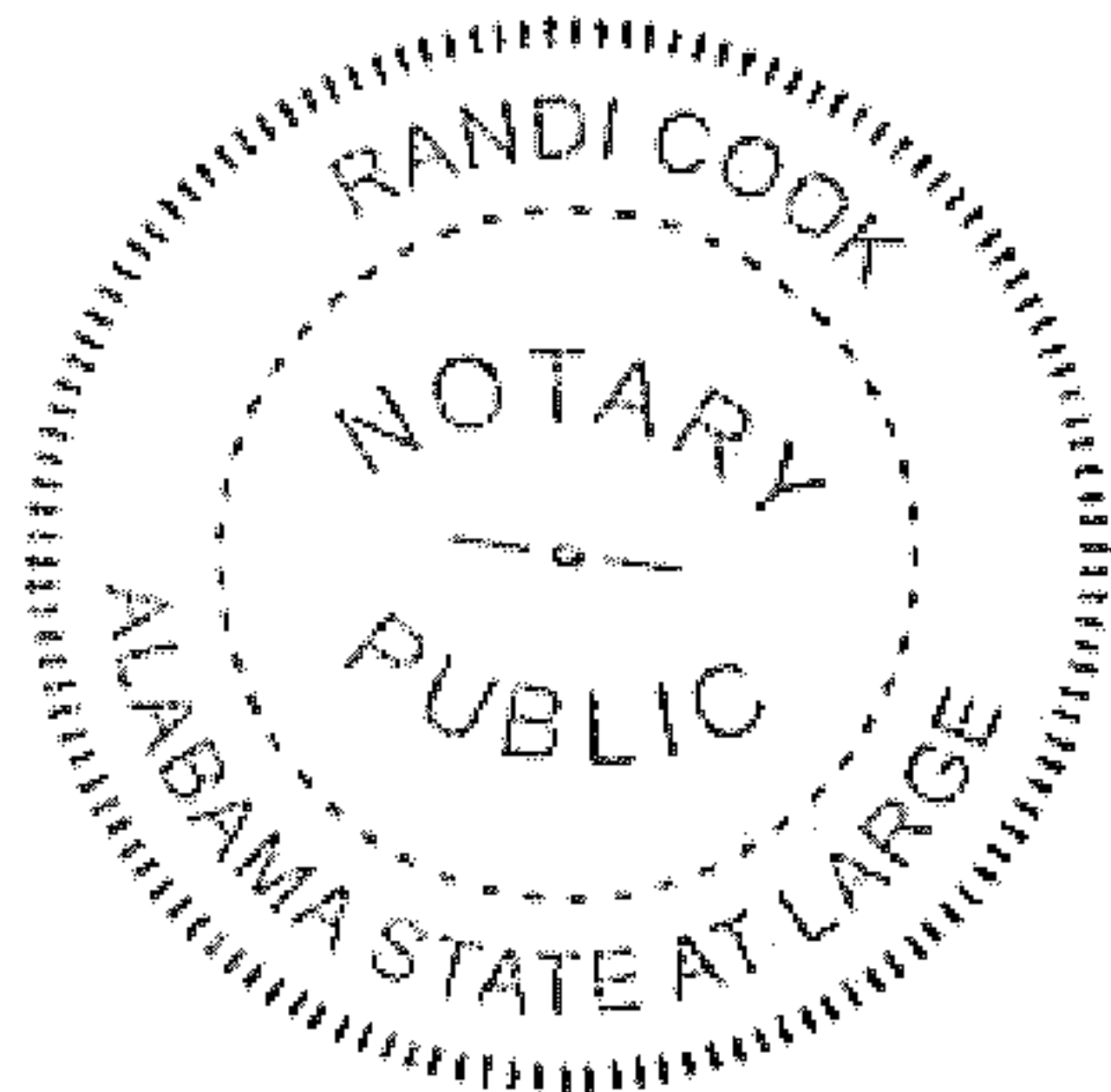
)
) ss.

COUNTY OF JEFFERSON

)

I, Randi Cook, a notary public, in and for said County in said State, hereby certify that GREG M. SANDERS, 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 this 30th day of October, 2025.




Notary Public
My commission expires: August 21, 2029

STATE OF ALABAMA

)

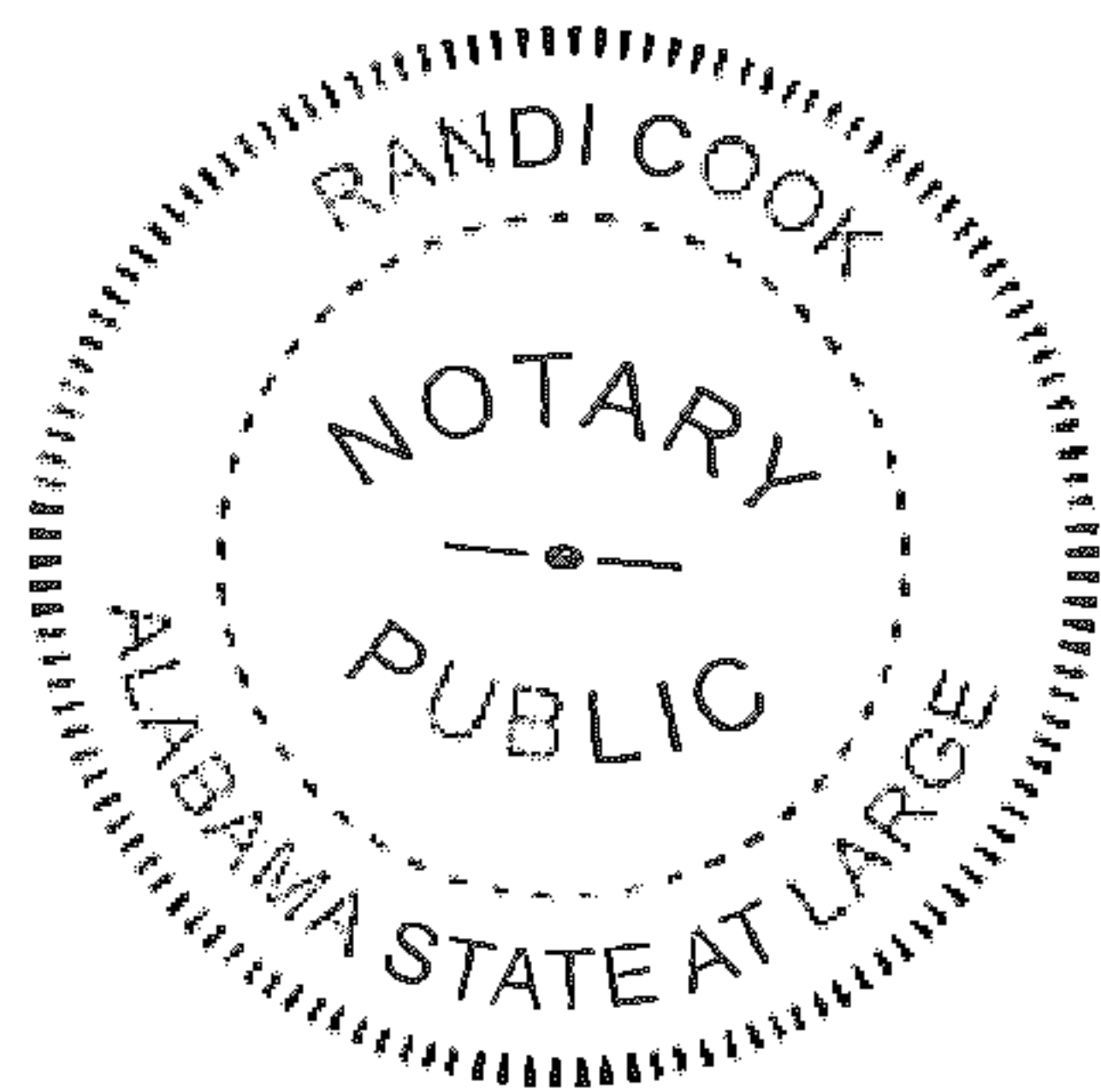
) ss.

COUNTY OF JEFFERSON

)

I, Randi Cook, a notary public, in and for said County in said State, hereby certify that SHARON M. SANDERS, 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 this 30th day of October, 2025.



Randi Cook

Notary Public

My commission expires: August 21, 2029

Exhibit "A"

Lot 1230, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase I, as recorded in Instrument #2000-20771, in the Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2025 12:53:49 PM
\$616.00 KELSEY
20251107000343700

Allen S. Bayl