

Send Tax Notice To: Ronald and Cynthia Henretta
2017 Grove Park Way
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY



20251117000351880 1/3 \$541.50
Shelby Cnty Judge of Probate, AL
11/17/2025 02:29:44 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that RONALD D. HENRETTA and CYNTHIA JO HENRETTA, a married couple referred to as **GRANTORS**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations this day cash in hand paid to them by RONALD D. HENRETTA and CYNTHIA J. HENRETTA or their successors, as Trustees of the CYNTHIA J. HENRETTA LIVING TRUST dated the 9th day of July, 2012, as amended, hereinafter referred to as **GRANTEE**, receipt of which is hereby acknowledged, by said **GRANTORS**, do hereby, GRANT, BARGAIN, SELL, and CONVEY unto the said **GRANTEE**, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 1141A, according to the Resurvey of Lots 1139-1141, Highland Lakes, Eleventh Sector, as recorded in Map Book 27 page 84, with the Resurvey being recorded in Map Book 40, Page 33, in the office of the Judge of Probate of Shelby County, Alabama.

Subject To: Easements, restrictions, reservations and rights-of-way record.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above-described property unto the said GRANTEE, in fee simple, and to the successors, heirs and assigns of such GRANTEE, FOREVER.

IN WITNESS WHEREOF, each of the GRANTORS has hereunto set their hands and seals to this instrument on this the 27th day of October, 2025.

Ronald D. Henretta

Cynthia Jo Henretta

Shelby County, AL 11/17/2025
State of Alabama
Deed Tax: \$512.50

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said State and County, do hereby certify that RONALD D. HENRETTA and CYNTHIA JO HENRETTA whose names are signed to the above and foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of said instrument, did execute the same voluntarily on the day same bears date.

Given under my hand and official seal of office on this the 27th day of October, 2025.

NOTARY PUBLIC

My Commission Expires:

BROOKE A. GRAHAM

Notary Public, Alabama State At Large

My Commission Expires 3/11/2029

Grantors' Address: 2017 Grove Park Way, Birmingham, AL 35242

Grantee's Address: 2017 Grove Park Way, Birmingham, AL 35242

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein. This instrument was prepared by:

THIS INSTRUMENT PREPARED BY:

Brooke A. Graham
Southern Estate Lawyers
4505 Pine Tree Cir. Ste. 121
Birmingham, AL 35243
(205) 990-7000
bgraham@cwlawfirm.com
www.southernestatelawyers.com

Real Estate Sales Validation Form

20251117000351880 3/3 \$541.50
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, SECTION 40-22-1

Grantor's Name Ronald and Cynthia Henretta
Mailing Address 2017 Grove Park Way
Birmingham, AL 35242

Grantee's Name Cynthia J. Henretta Living Trust
Mailing Address 2017 Grove Park Way
Birmingham, AL 35242

Property Address 2017 Grove Park Way
Birmingham, AL 35242

Date of Sale 10/27/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 512,300

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Shelby County Tax Assessor's Website

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 10/27/2025

Print Cynthia J. Henretta Ronald D Henretta

Sign Cynthia J. Henretta Ronald D Henretta
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1