



STATE OF ALABAMA  
COUNTY OF SHELBY

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that ROY MICHAEL SIMON, JR. and CHARLENE G. SIMON, husband and wife, 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 ROY MICHAEL SIMON, JR. and CHARLENE G. SIMON or their successors, as Trustees of the Simon Family Revocable Living Trust, dated December 11th, 2025, as amended, hereinafter referred to as **GRANTEES**, receipt of which is hereby acknowledged, by said **GRANTORS**, do hereby, GRANT, BARGAIN, SELL, and CONVEY unto the said **GRANTEES**, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 39, according to the Final Plat of Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Probate Office of Shelby County, Alabama.

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

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 GRANTEES, in fee simple, and to the successors, heirs and assigns of such GRANTEES, FOREVER.

IN WITNESS WHEREOF, each of the Grantors set their hands and seals on this 11th day of December, 2025.

ROY MICHAEL SIMON, JR.

CHARLENE G. SIMON

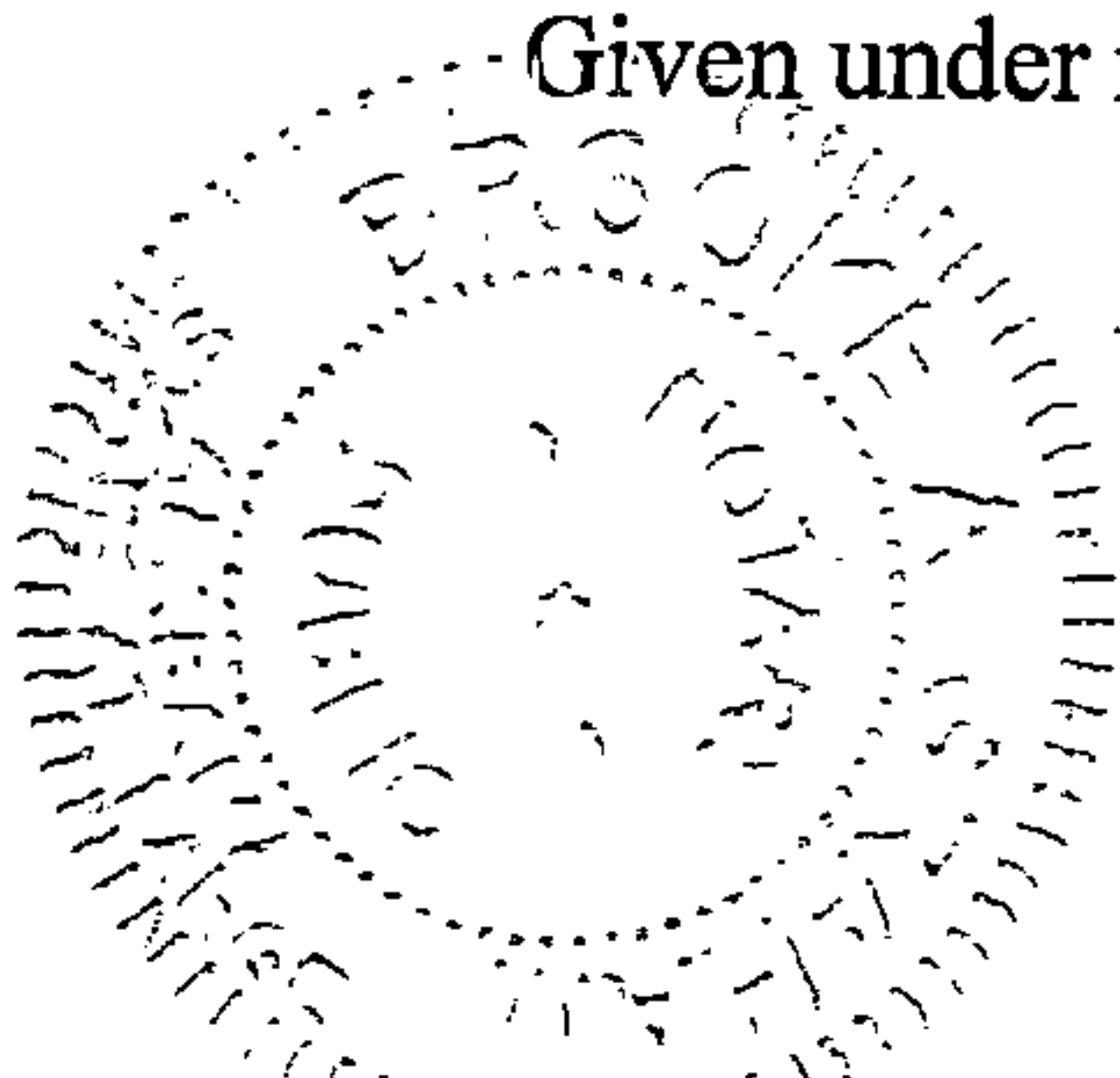
STATE OF ALABAMA  
COUNTY OF JEFFERSON

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



20251211000379680 2/3 \$516.00  
Shelby Cnty Judge of Probate, AL  
12/11/2025 03:09:25 PM FILED/CERT

Given under my hand and official seal this, the 11th day of December, 2025.



STATE OF ALABAMA  
COUNTY OF JEFFERSON

Brooke A. Graham

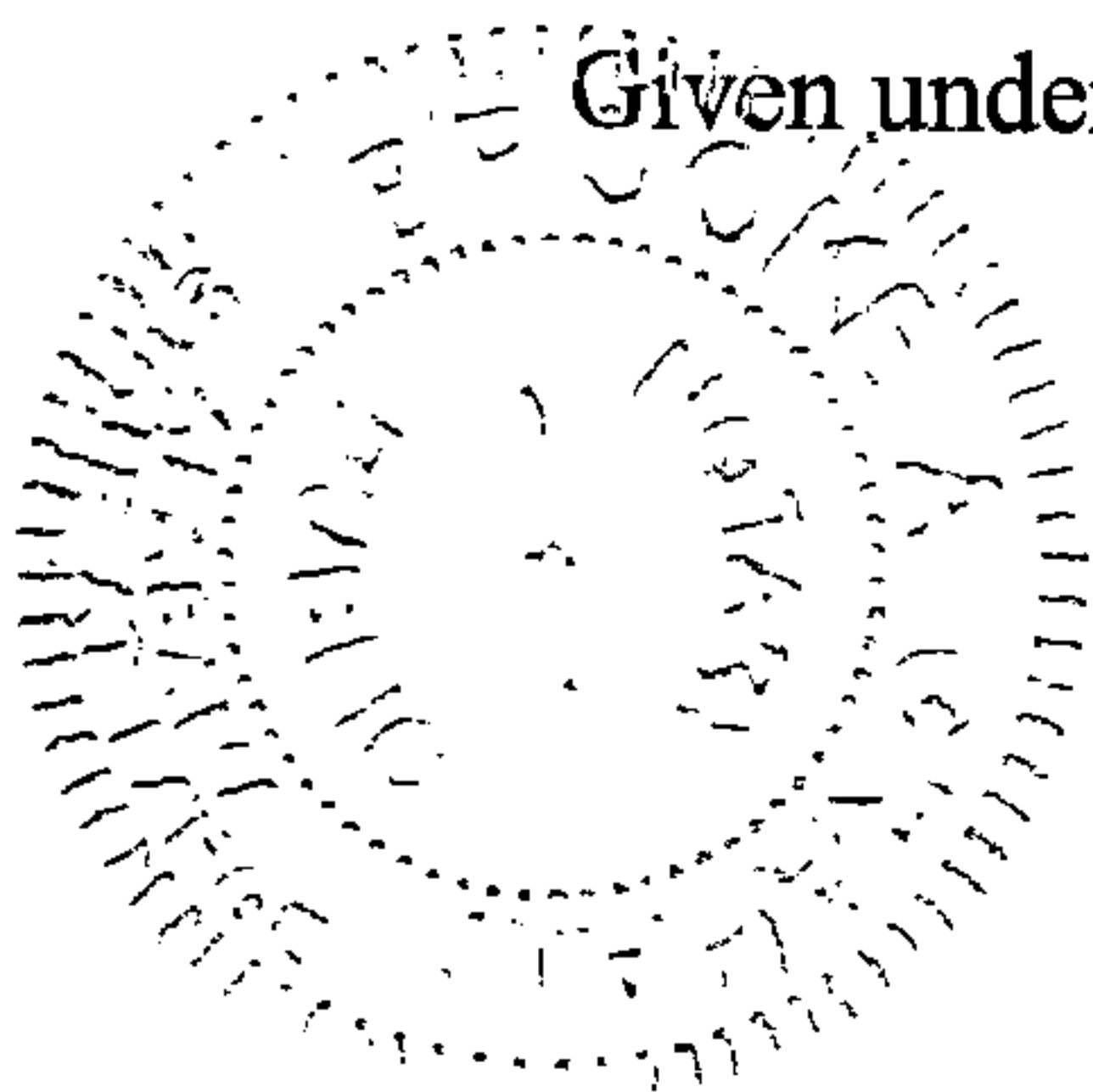
NOTARY PUBLIC

My Commission Expires:

**BROOKE A. GRAHAM**  
Notary Public, Alabama State At Large  
My Commission Expires 3/11/2029

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

Given under my hand and official seal this, the 11th day of December, 2025.



Grantor's Address: 157 Lakeland Ridge, Chelsea, AL 35043

Grantee's Address: 157 Lakeland Ridge, Chelsea, AL 35043

Brooke A. Graham

NOTARY PUBLIC

My Commission Expires:

**BROOKE A. GRAHAM**  
Notary Public, Alabama State At Large  
My Commission Expires 3/11/2029

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 Circle  
Suite 121  
Birmingham, AL 35243  
(205) 990-7000  
[bgraham@cwalawfirm.com](mailto:bgraham@cwalawfirm.com)  
[southernestatelawyers.com](http://southernestatelawyers.com)



20251211000379680 3/3 \$516.00  
Shelby Cnty Judge of Probate, AL  
12/11/2025 03:09:25 PM FILED/CERT

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 19-6-2-1*

Grantor's Name Roy Michael Simon Jr. and Charlene G. Simon  
Mailing Address 157 Lakeland Ridge  
Chelsea, AL 35043

Grantee's Name Simon Family Revocable Living Trust  
Mailing Address 157 Lakeland Ridge  
Chelsea, AL 35043

Property Address 157 Lakeland Ridge  
Chelsea, AL 35043

Date of Sale 12/11/2025  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 480,920

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 Citizen's Access Portal

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 12/11/2025

Print Roy Michael Simon Jr and Charlene G. Simon

Sign Roy Michael Simon Jr and Charlene G. Simon  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)