

QUIT CLAIM DEED

This QUIT CLAIM DEED, dated **January 8, 2026** by **Ricky Pickett**, whose post office address is 1005 Marvel Rd., Brierfield, AL 35035
hereinafter called the GRANTOR, to **Colonial Oaks Homeowners Association, Inc, an Alabama not for profit corporation**
whose post office address is 266 Yeager Parkway, Pelham, Alabama 35124,
hereinafter called the GRANTEE:
(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in **Shelby County, Alabama**, viz:

See attached Exhibit "A"

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behalf of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Jerrica Fletcher
Print Name: Jerrica Fletcher
Signature: B. Christopher Battles
Print Name: B. Christopher Battles

Signature: Ricky Pickett
Print Name: Ricky Pickett

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said State and County, hereby certify that Ricky Pickett, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company, in its capacity as such officer on the day the same bears date.

Given under my hand and notarial seal on this the 6th day of January, 2026.

Signature: Tisha Dawn Eichelberger
Notary Public
Printed Name Tisha Dawn Eichelberger
My Commission Exp. 11-18-2028

Mailing Address of grantor:
1005 Marvel Rd.
Brierfield, AL 35035

Mailing Address of grantee:
266 Yeager Parkway,
Pelham, Alabama 35124

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-167746

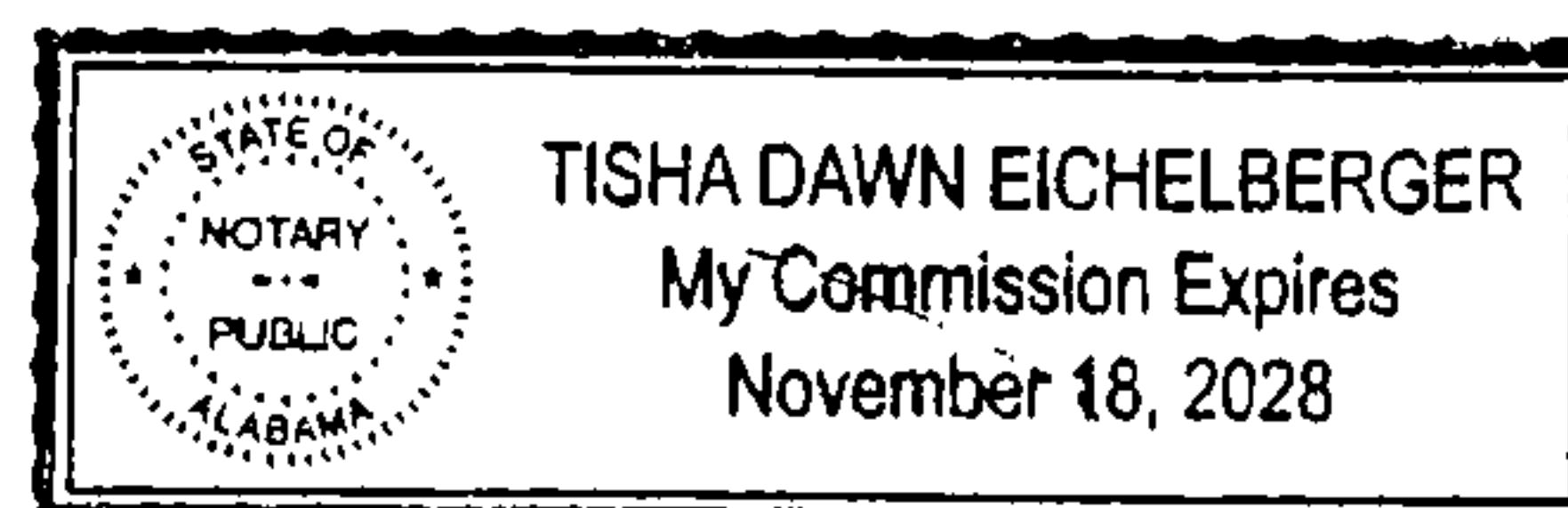


Exhibit "A"

All Common Areas and Pump Station as shown on the plat of Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page(s) 45 and re-recorded in Map Book 39, Page 115, in the records of the Office of Judge of Probate of Shelby County, Alabama.

All Common Areas as shown on the plat of Colonial Oaks Subdivision, Phase 2, according to the Plat thereof, recorded in Map Book 53, Page(s) 28, in the Office of Judge of Probate of Shelby County, Alabama.

All Common Areas and Common Area Detention Pond as shown on the plat of COLONIAL OAKS PHASE III, SECTOR 1, according to the map or plat thereof, recorded in Map Book 57, Page(s) 54, in the Office of the Judge of Probate of Shelby County, Alabama.

All Common Areas, as shown on Final Plat Colonial Oaks - Phase V, said plat recorded in Map Book 62, Page 46, being a re-subdivision of Stough Estates, according to plat thereof recorded in Map Book 23, Page 130, both in the Office of the Judge of Probate, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2026 08:16:03 AM
 \$29.00 JOANN
 20260109000007800

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Colonial Oaks Homeowners
Association, Inc
 Mailing Address 266 Yeager Parkway
Pelham, Alabama 35124

Grantor's Name Ricky Pickett
 Mailing Address 1005 Marvel Rd.
Brierfield, Alabama 35035

Property Address Union Loop and Independence
Court, Montevallo, Alabama 35115

Date of Sale 01/08/2026
 Total Purchase Price \$1,000.00

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 _____
☒ Closing Statement

If the conveyance document presented for recordation contains all 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 01/08/2026

Print

Ricky Pickett

Unattested

(verified by)

Sign

Ricky Pickett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1