

The legal description set out herein was furnished to preparer by the Grantor herein without the benefit of survey or title search.

This deed prepared by:
The Law Office of Justin Jenkins
Justin Jenkins, Esq.
4000 Eagle Point Corporate Drive
Birmingham, AL 35242
(205) 564-2721

Please send tax notice to:
The Bruce and Anita Terry Living Trust
2430 Royal Lane
Pelham, AL 35124

Tax appraised value is \$270,300

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, in hand paid to the undersigned **ROBERT BRUCE TERRY and ANITA H. TERRY**, husband and wife (hereinafter referred to as "Grantors"), by **ROBERT BRUCE TERRY and ANITA H. TERRY**, as co-Trustees of **THE BRUCE AND ANITA TERRY LIVING TRUST**, dated **January 13, 2026** (hereinafter referred to as "Grantee"), Grantors do, by these presents, quitclaim and convey unto Grantee the following described real estate situated in Shelby County, Alabama:

See Exhibit A

Property address: 2430 Royal Lane, Pelham, AL 35124

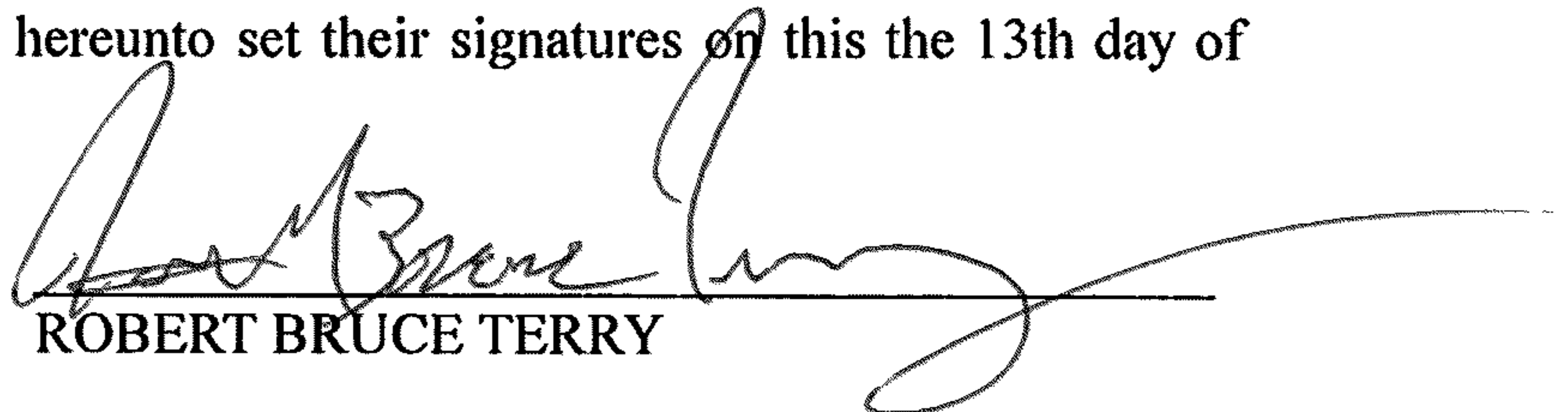
Subject to:

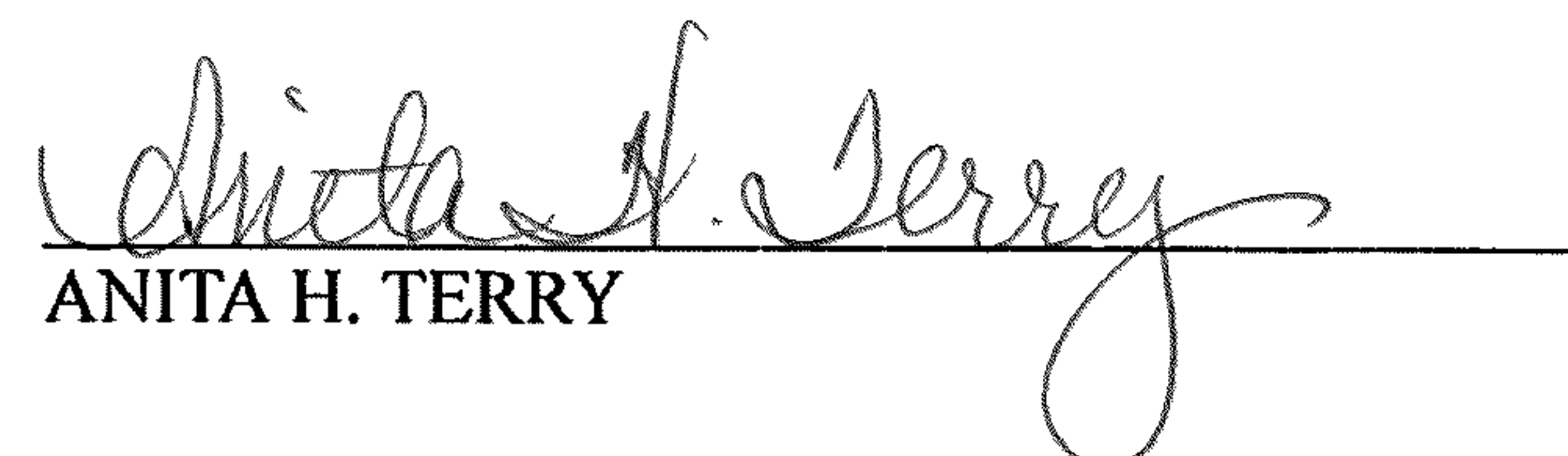
1. ad valorem taxes due;
2. any valid adverse title as to easements, restrictions, limitations, covenants, covenants running with the land, conditions, agreements, encroachments, rights-of-way, minerals and mineral rights, oil or mining rights, and other rights, privileges, and immunities affecting the property, or other matters or defects shown by a survey of the property herein conveyed, or as as the same are set forth in the public records of the Office of the Judge of Probate of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD same unto Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures on this the 13th day of January, 2026.


ROBERT BRUCE TERRY

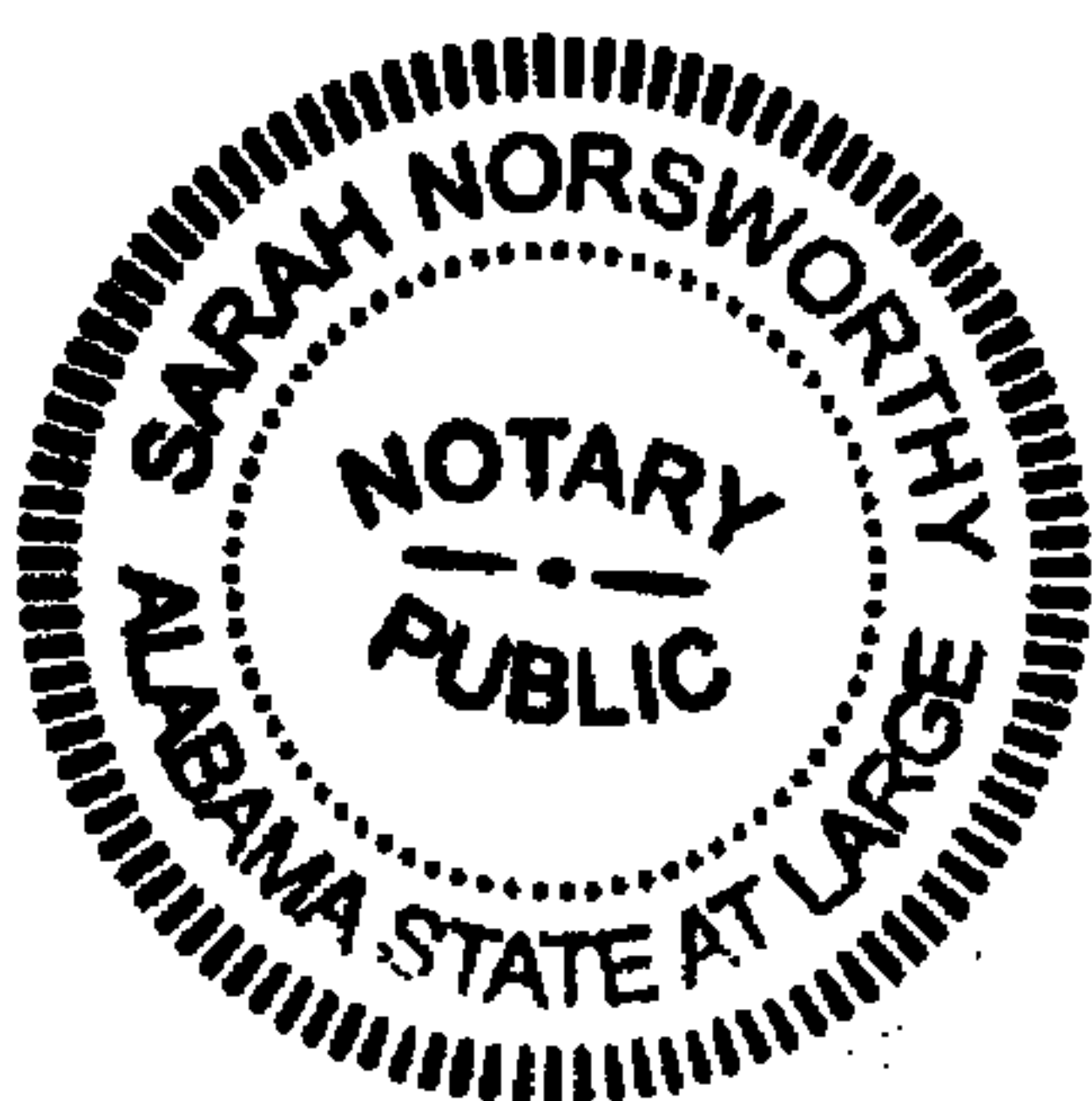

ANITA H. TERRY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that ROBERT BRUCE TERRY and ANITA H. TERRY, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they have executed the same voluntarily.

Given under my hand this the 13th day of January, 2026.



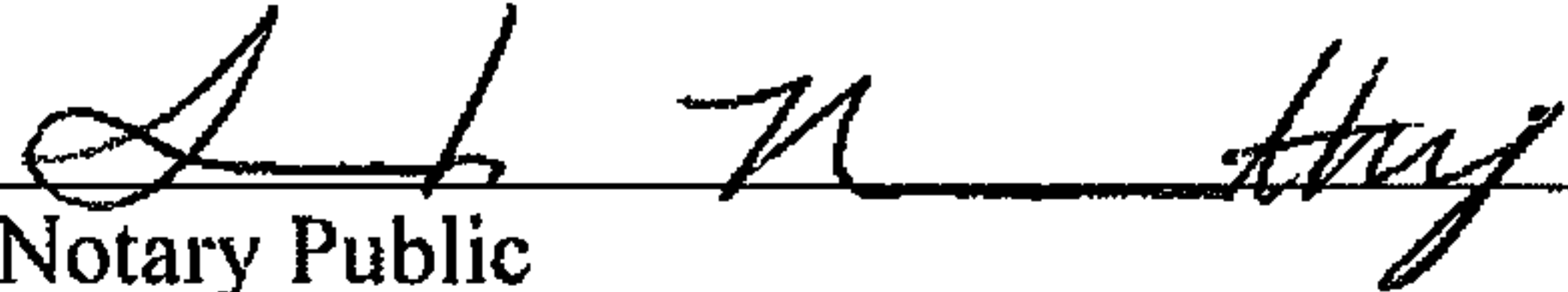

Notary Public
My commission expires: 2/10/27

EXHIBIT A

LOT 20, ACCORDING TO THE MAP AND SURVEY OF ROYAL OAKS, 2ND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

also described as:

PARCEL ID: 13 1 02 0 001 001.036



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2026 08:07:09 AM
\$299.50 BRITTANI
20260114000012200

Allie S. Bayl