

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
Ethan Mayo Pope
Janet McConnell Pope
2408 Meadow Ridge Rd
Birmingham, AL, 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

ETHAN M POPE and JANET M POPE, Husband and Wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

Ethan Mayo Pope and Janet McConnell Pope, Trustees, or their successors in interest, of the Pope Family Trust dated December 30, 2025, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to a Survey of the Ridge at Meadowbrook, 2nd Sector, as recorded in Map Book 16, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone and gravel in, on and under subject property.
3. Declaration of easement and restrictive covenants as set out in 1992-264 70 and amended in 1992-30728.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities related thereto, together with any release of damages as a result of the exercise of such rights recorded in Deed Book 32, Page 48, and 1994-011278.
5. Restrictions appearing of record as shown by record plat
6. Easement and building setback lines as shown by record map.

Parcel Number: 10-1-01-0-004-002.000

Property Address: 2408 Meadow Ridge Rd., Birmingham, AL, 35242

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 30 day of DECEMBER, 2025.

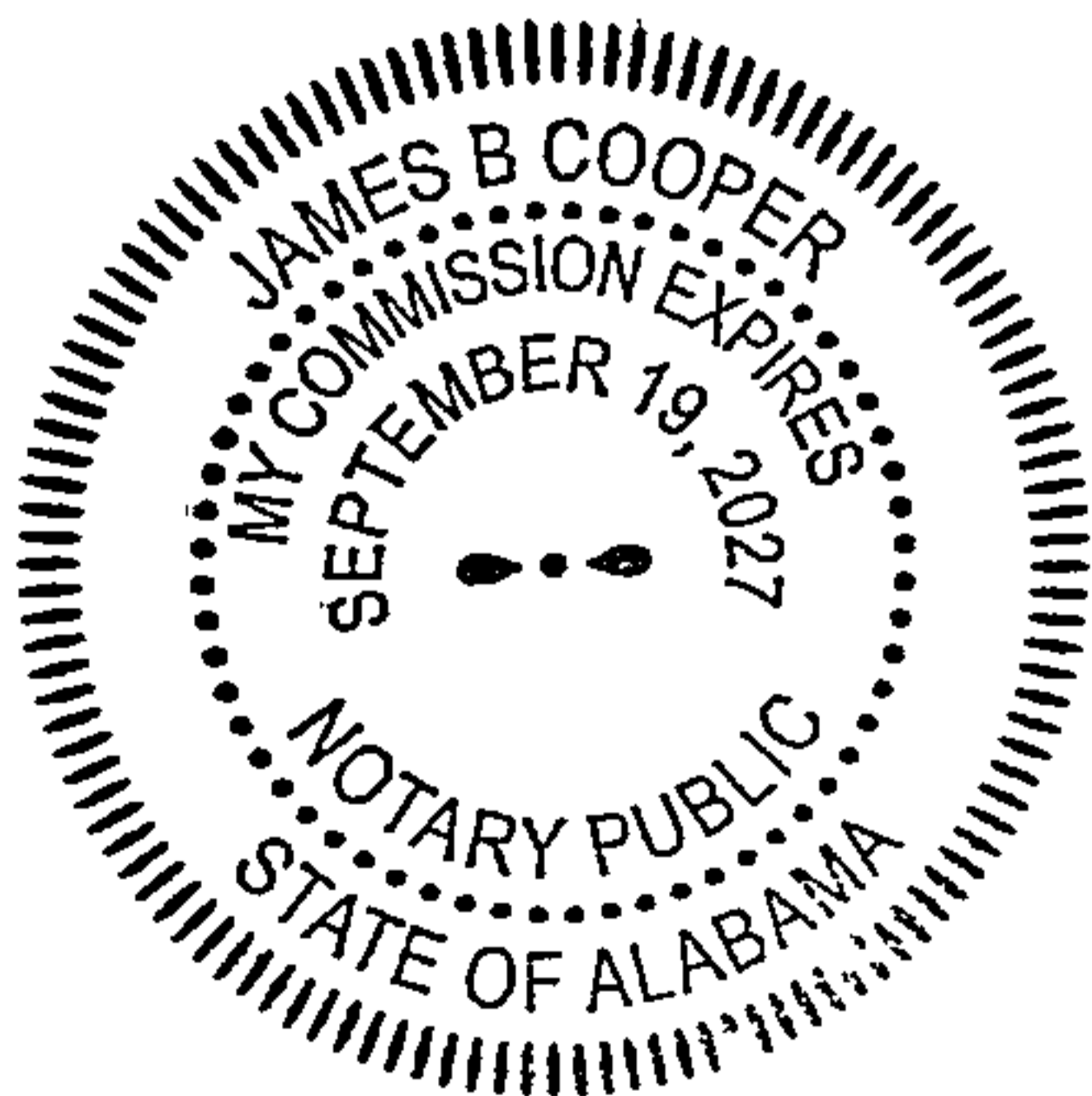
Ethan M. Pope (Seal)
ETHAN M POPE

Janet M Pope (Seal)
JANET M POPE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **ETHAN M POPE**, a married man and **JANET M POPE**, a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2025.



James B. Cooper
Notary Public: James B. Cooper
My Commission Expires: September 19, 2027

Real Estate Sales Validation Form

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

Grantor's Name Ethan M Pope
 Mailing Address Janet M Pope
2408 Meadow Ridge Road
Birmingham, AL 35242

Grantee's Name Pope Family Trust
 Mailing Address 2408 Meadow Ridge Road
Birmingham, AL 35242

Property Address 2408 Meadow Ridge Road
Birmingham, AL 35242

Date of Sale 12/30/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 568,500

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 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 12/30/25 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Sign Ethan M. Pope
 (Grantor/Grantee/Owner/Agent) circle one



sted
 Shelby County (verified by)
 01/21/2026 08:37:17 AM
 \$597.50 JOANN
 20260121000018030

Print Form

Alli S. Bevil