

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 21st day of FEBRUARY 2026
by first party: CHRISTOPHER M BROWN AND WIFE, GLENDA BROWN
to second party: GLENDA BROWN AND KOBE CUNNINGHAM
Whose address is: 606 VILLAGE WAY, PELHAM, AL 35124

Witnesseth, That the said first party, for good consideration and for the sum of \$TO CLEAR TITLE paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of SHELBY, State of Alabama to wit:

LOT 225, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,

Subject to Easements, Restrictions and Rights of way of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 27th day of FEBRUARY 2026

Christopher M Brown
CHRISTOPHER M BROWN

Glenda Brown
GLENDA BROWN

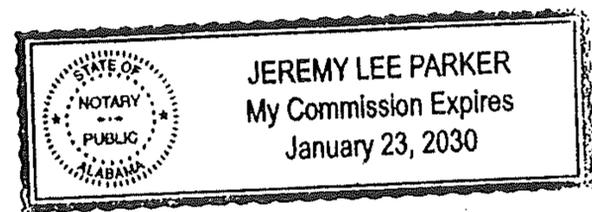
State of ALABAMA
County of Shelby

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER M BROWN AND GLENDA BROWN whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on 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 27 day of FEBRUARY A.D., 2026

[Signature]
Notary Public
My Commission Expires: 1-23-30

PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1320 Alford Ave Ste 102
Birmingham, Alabama 35226
820 SAVANNAH LN



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---|--|-------------------------------------|
| Grantor's Name | CHRISTOPHER M BROWN AND GLENDA BROWN | Grantee's Name | GLENDA BROWN AND KOBE CUNNINGHAM |
| Mailing Address | 606 VILLAGE WAY PELHAM AL 35124 | | 606 VILLAGE WAY PELHAM, AL 35124 |
| Property Address | 820 SAVANNAH LNI CALERA AL 35040 | Date of Sale | FEBRUARY 27 2026 |
| | | Total Purchase Price Or Actual Value Or | \$ \$ \$ |
| | | Assessor's Market Value | \$170,000.00/\$85,000.00 |

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other to Already own 20260209000037230 |
| <input type="checkbox"/> Closing Statement | |

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: FEBRUARY 27 2026

(verified by)

CHRISTOPHER M BROWN
 Print
 Sign: Christopher M Brown
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 08:03:05 AM
\$113.00 JOANN
20260303000059600

Allen S. Bayl