



20220328000125110 1/3 \$92.00  
 Shelby Cnty Judge of Probate, AL  
 03/28/2022 12:37:52 PM FILED/CERT

**QUIT CLAIM DEED**

**STATE OF ALABAMA                    }**  
**COUNTY OF SHELBY                }**

**KNOWN ALL MEN BY THESE PRESENTS**, pursuant to the Final Judgement of Divorce in Kaylyn Anne Colafrancesco vs. Steve Lawrence Colafrancesco, DR-2019-900259.00, Circuit Court of Shelby County, Alabama, entered on November 20, 2020, paragraph 4, the undersigned **Steve L. Colafrancesco (herein called Grantor)**, hereby remises, releases, quit claim, grants, sells and conveys to **Kaylyn Anne Colafrancesco (hereinafter called Grantee)**, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

**A parcel of land lying in the NW ¼ of the NE ¼ of Section 3, T18S, R1E and the SW ¼ of the SE ¼ of Section 34, T17S, R17E, all being situated in Shelby County, Alabama, more particularly described as follows:**

**Begin at the NE corner of the NW ¼ of the NE ¼ of said Section 3, said point being the point of beginning; thence South along the Eastern boundary of said NW ¼ of the NE ¼ for a distance of 1323.91 feet; thence right 91 deg. 43 min. 52 sec. West along the South boundary of said NW ¼ of NE ¼ for a distance of 650 feet; thence right 88 deg. 28 min. 18 sec. Northerly for 1573.02 feet; thence right 91 deg. 22 min 05 sec. Easterly for a distance of 650 feet; thence right 89 deg. 42 min 48 sec. Southerly 250.97 feet to the point of beginning; being situated in Shelby County, Alabama.**

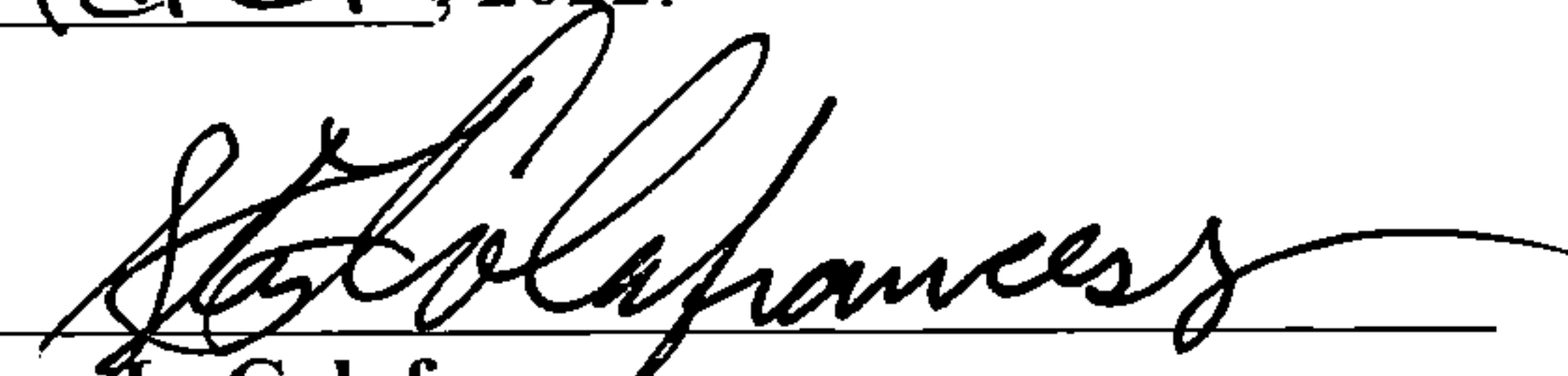
**Also, that certain 20 foot wide non-exclusive easement being approximately 430 feet along extending from County Road 474 in an Easterly direction to the Westerly line of the above described tract for ingress and egress and appurtenant to the above described tract, all as set forth and shown on the map prepared by Norris W. Hughes dated March 19, 1991, and being located in the NW ¼ of the NE ¼ of Section 3, T18S, R1E; being situated in Shelby County, Alabama**

**LESS and EXCEPT** therefrom any and all existing easements and rights of way on, over, under or across the above described property.

**Commonly known as: 409 Hwy 474, Leeds, AL 35094  
 PN: 04 2 03 0 000 002.003**

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under his hand and seal, the 14<sup>th</sup> day of March, 2022.

  
 \_\_\_\_\_  
 Steve L. Colafrancesco



20220328000125110 2/3 \$92.00  
Shelby Cnty Judge of Probate, AL  
03/28/2022 12:37:52 PM FILED/CERT

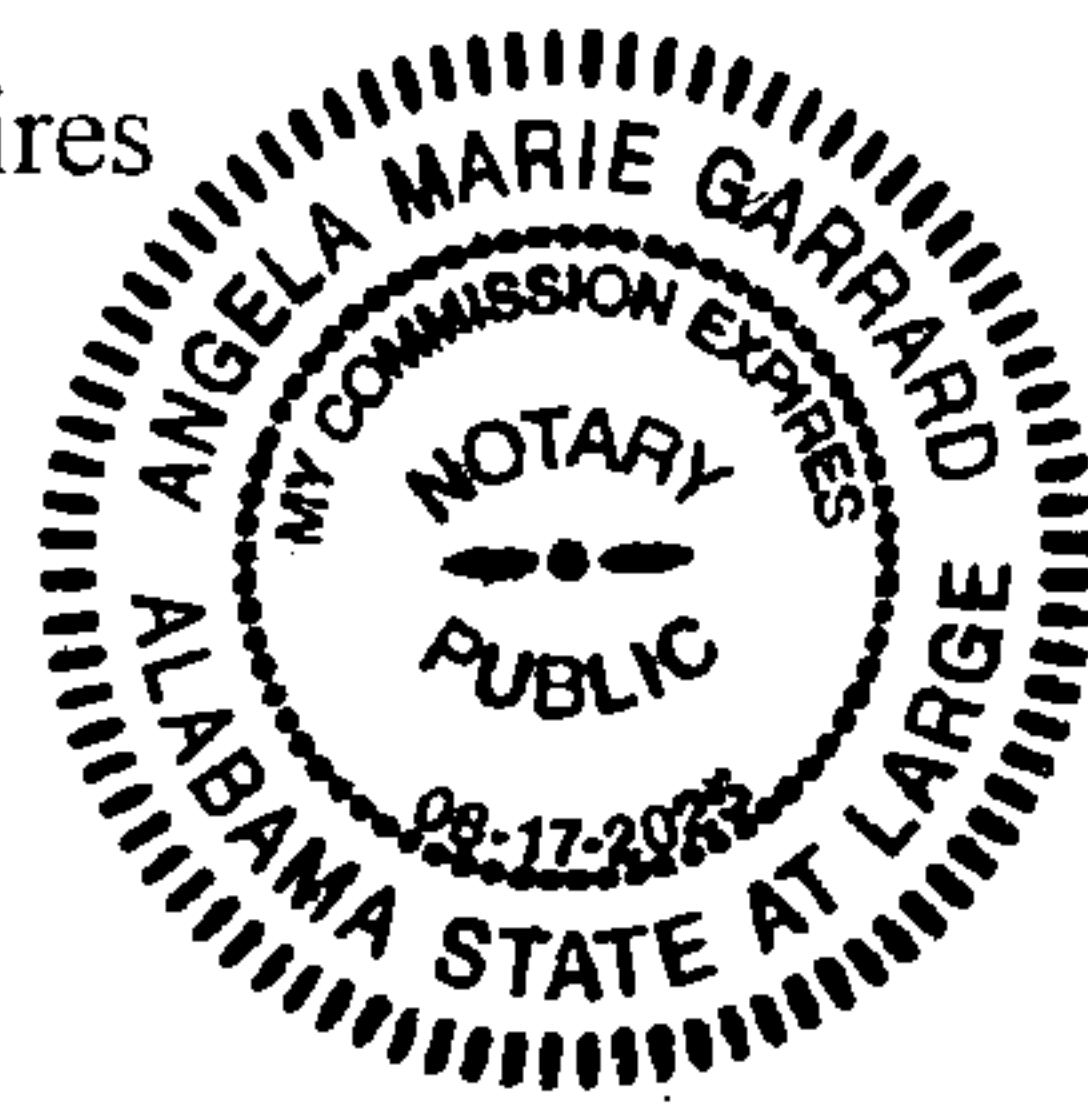
STATE OF ALABAMA  
COUNTY OF Shelby

On this the 14th day of March 2022, before me, a Notary Public for the State of Alabama, duly commissioned and sworn, personally appeared **Steve L. Colafrancesco**, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Angela Marie Garrard*

Notary Public  
My Comm. Expires



**THE PREPARER OF THIS INSTRUMENT HAS  
ACTED IN A SCRIVENER CAPACITY ONLY:**

Jim L. DeBardelaben  
Jim L. DeBardelaben, Attorney at Law  
P.O. Box 1136  
Wetumpka, AL 36092



Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Steve L. Colafrancesco  
409 Hwy 474  
Leeds AL 35094

Grantee's Name  
Mailing Address

Kaylyn Anne Colafrancesco  
409 Hwy 474  
Leeds, AL 35094

Property Address

409 Hwy 474  
Leeds AL 35094

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$127,100



20220328000125110 3/3 \$92.00  
Shelby Cnty Judge of Probate, AL  
03/28/2022 12:37:52 PM FILED/CERT

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) 1/2 interest

- \_\_\_ Bill of Sale
- \_\_\_ Sales Contract
- \_\_\_ Closing Statement

\_\_\_ Appraisal \$69,550.00  
\_\_\_ Other

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 3/28/2022

Print Kaylyn Anne Colafrancesco

Unattested

Sign Kaylyn Anne Colafrancesco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one