



20231214000359710 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/14/2023 09:32:48 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF; THE LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTOR.

This Deed Prepared By:
Clinton H. Ritchie, Jr.
Attorney at Law
1356 Hueytown Road
Hueytown, Alabama 35023

Send Tax Notice to:
Arleen Gilliland
7800 Highway 13
Helena, AL 35080

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, in hand paid to the undersigned **J.C. Gilliland**, a married man, by and through his agent and attorney-in-fact, Arleen E. Gilliland, (hereinafter "GRANTOR"), the Grantor hereby releases, quitclaims, grants, sells, and conveys to **Arleen Gilliland**, a married woman, (hereinafter called "GRANTEE"), all of Grantor's right, title, interest and claim, without recourse, wherever it might be, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

See Exhibit "A," attached hereto and incorporated herein by reference as though fully set forth below.

NOTE: THE PURPOSE OF THIS DEED IS TO CLEAR TITLE; TO QUITCLAIM GRANTOR'S INTEREST, IF ANY, IN THE HEREINABOVE DESCRIBED PROPERTY TO THE GRANTEE.

NOTE: The within Grantor and Grantee are husband and wife. The Grantor, J.C. Gilliland, is one and the same person as Jesse Clyde Gilliland, Sr. Arleen Gilliland is one and the same person as Arlene Gilliland, *Elizabeth Gilliland* Arleen Elizabeth Gilliland and Arleen E. Gilliland. J.C. Gilliland executed a General Durable Power of Attorney in favor of his wife Arleen E. Gilliland on December 8, 2023 in order to facilitate the transfer of these properties.

TO HAVE AND TO HOLD to the said GRANTEE forever.

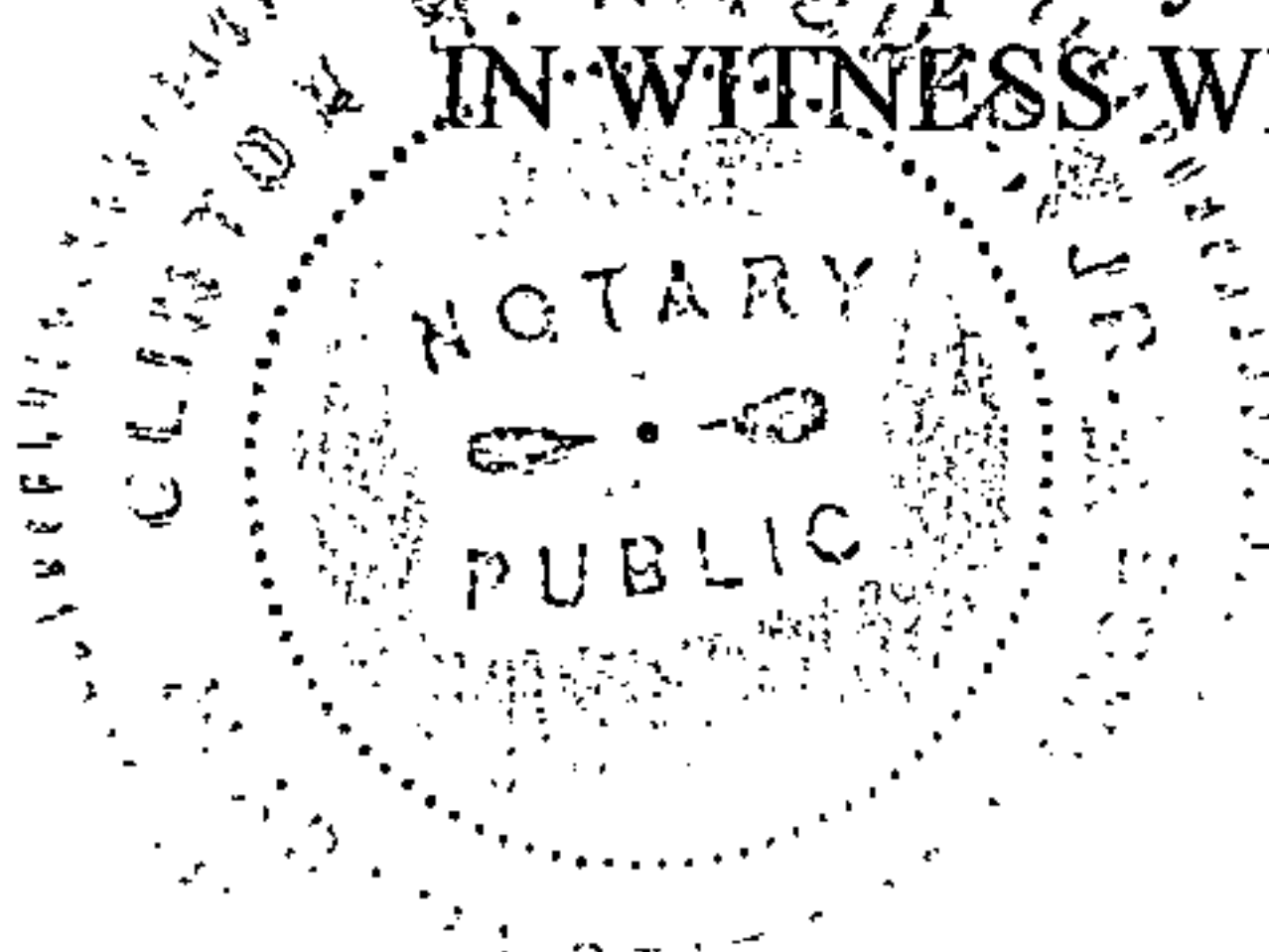
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 8th day of December, 2023.

J.C. Gilliland by Arleen E. Gilliland as Agent
J.C. Gilliland by Arleen E. Gilliland as Agent

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Arleen E. Gilliland**, whose name is signed to the foregoing conveyance as the Agent and attorney-in-fact for **J.C. Gilliland**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the within conveyance, she signed her name thereto on the day the same bears date as her free and voluntary act and with full authority in her capacity as Agent and attorney-in-fact for J.C. Gilliland.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of December, 2023.



Clinton H. Ritchie, Jr.
Notary Public
My Commission Expires:

Clinton H. Ritchie, Jr.
Notary Public, Alabama State At Large
My Commission Expires June 28, 2024



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EXHIBIT A

LEGAL DESCRIPTION

A parcel of land containing 6.9 acres, more or less in the NW1/4 of the NW1/4 of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25; thence run south along the west section line a distance of 211.60 feet to the point of beginning; thence continue last course a distance of 454.40 feet to the southwest corner of the north half of said 1/4-1/4 section; thence turn left 92 deg. 09 min. and run east along the south line of said north half a distance of 761.76 feet to a point on the westerly right-of-way of Shelby County Highway #13; thence run northeasterly along said right-of-way the following distances and bearings to chords along a curve in said right-of-way; from last course turn left 53 deg. 49 min. 37 sec. a distance of 214.06 feet; thence turn right 04 deg. 24 min. 02 sec. a distance of 83.95 feet; thence turn left, leaving said right-of-way an angle of 117 deg. 21 min. 02 sec. and run northwesterly a distance of 950.88 feet to the point of beginning. The north 30 feet of said property is reserved as an easement for ingress and egress.

Parcel ID # 12-7-25-0-000-010.000

Source of Title: 20231214000359700

recorded on 12/14/23

in the Office of the Judge of Probate of Shelby County, Alabama.

This deed is to clear title.

Real Estate Sales Validation Form

20231214000359710 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
12/14/2023 09:32:48 AM FILED/CERT

This document must be filed in accordance with Code of Alabama 197

Grantor's Name J.C. Gilliland
Mailing Address 7800 Highway 13
Helena, AL 35080

Grantee's Name Arleen Gilliland
Mailing Address 7800 Highway 13
Helena, AL 35080

Property Address 7800 Hwy 13
Helena, AL 35080

Date of Sale 12/8/23
Total Purchase Price \$ _____
or
Actual Value \$ 76,865
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 1/2 tax assessed value (153,730) = \$ 76,865

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 12/8/23

Print Arleen Gilliland

☒ Unattested
verified by _____

Sign Arleen Gilliland
(Grantor/Grantee/Owner/Agent) circle one