

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Stancil Handley Properties
LLC
Elizabeth Moody Handley
Post Office Box 828
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten Dollars Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, **STANCIL HANDLEY PROPERTIES LLC**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **STANCIL HANDLEY PROPERTIES LLC**, and **ELIZABETH MOODY HANDLEY**, a married woman, (hereinafter referred to as "GRANTEES") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
ADDRESS TO PROPERTY: 205 OLD HIGHWAY 25 WEST, COLUMBIANA AL 35051

TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

SUBJECT TO TAXES FOR 2022 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND PERMITS OF RECORD.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

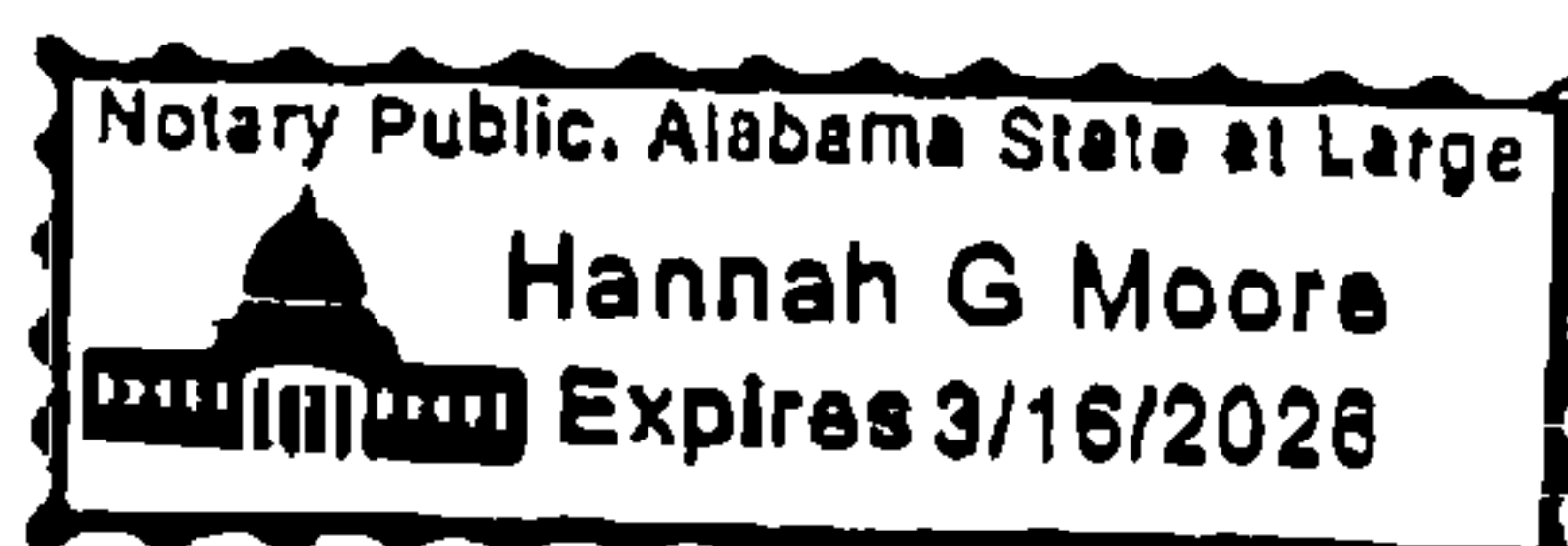
13th **IN WITNESS WHEREOF**, the said GRANTOR has hereunto set his signature and seal this day of July 2022.

 (SEAL)
PHILLIP STANCIL HANDLEY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PHILLIP STANCIL HANDLEY**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July 2022.



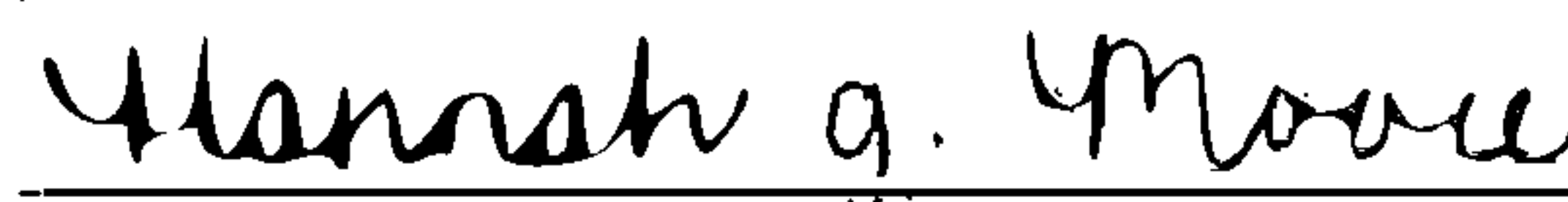

Notary Public
My commission expires: 311612026

Exhibit A

Legal Description

Real property in the City of Columbiana, County of Shelby, State of Alabama, described as follows:

PARCEL I:

A certain parcel of land situated in the Town of Columbiana, Shelby County, Alabama, described more particularly as follows:

Begin at the Northwest corner of the lot sold by J. L. Mooney and wife, Jessie A. Mooney to Gulf Refining Company, a corporation by deed dated 4/18/1930, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 91, page 167, running thence in a Southerly direction along the West boundary line of said Gulf Refining Company lot 150 feet, thence West 10 feet, thence in a Northerly direction to a point on the Southern boundary line of the Columbiana and Calera Highway 55 feet distant from the point of beginning, thence run in an Easterly direction along the Southern boundary line of said Calera and Columbiana Highway to the point of beginning, said highway above referred to is known as State Project S-44-B, said land is situated in Section 26, Township 21, Range 1 West.

PARCEL II:

Begin at the point where the Westerly line of the right-of-way of the Louisville and Nashville Railroad Company intersects the Southeasterly line of the State Highway leading from Columbiana to Calera; thence Southeasterly along the Westerly line of said right-of-way 300 feet; thence at an angle of 69°16' to the right 149.93 feet; thence Northwesterly 300 feet to a point on the Southeast line of said State Highway 150 feet (measuring along the arc of said Southeast line) Southwesterly of the point of beginning; thence Northeasterly along the Southeast line of said highway 150 feet to the point of beginning.

PARCEL III:

A lot in the SE 1/4 of Section 26, Township 21 South, Range 1 West, described as follows:

Commence at the intersection of the Western R/W line of the L & N Railroad with the Southeastern line of the Calera-Columbiana Highway and run thence Southerly along the Western R/W line of said railroad, a distance of 300.00 feet to the point of beginning; thence continue along the said railroad R/W a distance of 200.00 feet; thence turn an angle of 90°00' to the right and run a distance of 128.86 feet; thence turn an angle of 90°00' right and run a distance of 123.24 feet to the Southern most corner of the present Gulf Oil lot; thence turn an angle of 69°13' to the right and run a distance of 150.00 feet to the point on the Western R/W line of the L & N Railroad, and the point of beginning.

Situated in the W 1/2 of the E 1/2 of the SE 1/4 of Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way or railroad right of way.

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

Grantor's Name Stancil Handley
 Mailing Address Post Office Box 828
Columbiana, Alabama 35051

Grantee's Name Phillip Stancil Handley and Elizabeth Moody Handley
 Mailing Address Post Office Box 828
Columbiana, Alabama 35051

Property Address 205 Old Highway 25 West
Columbiana, Alabama 35051

Date of Sale 7.13.2022
 Total Purchase Price \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/26/2024 08:11:12 AM
 \$80.00 JOANN
 20240326000081300

or
 Actual Value \$

or
 Assessor's Market Value \$ 51,825.00 (1/2 tax assessor's value)



Purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation certificate evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor's Website
☐ 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 6/19/2023

Print Samantha Rush

☒ Unattested
 (verified by)

Sign Samantha Rush
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1