

Value \$54,740-

55.00
22.00
9.00
1.00
\$87.00

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart III
SHIMODA, STEWART & STOREY, LLP
1800 Providence Park, Suite 250
Birmingham, AL 35242

Send Tax Notice To:
Diane B. Seales
P.O. Box 89
Alabaster, AL 35007

QUITCLAIM DEED



20210112000019540 1/4 \$38.00
Shelby Cnty Judge of Probate, AL
01/12/2021 02:24:48 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

BOBBY JOE SEALES AND DIANE B. SEALES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE SEALES LIVING TRUST DATED FEBRUARY 2, 2017, AND ANY AMENDMENTS THERETO,

(herein referred to as Grantor), remises, releases, quitclaims, grants, sells and conveys to

Diane B. Seales, a married woman,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of the NW 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 2 West; thence proceed in a northerly direction along the west boundary of said 1/4-1/4 for a distance of 66.0 feet to a point; thence turn an angle of 91 degrees 43 minutes 22 seconds to the right and run along a line which is parallel to the south line of said 1/4-1/4 for a distance of 142.53 feet to a point on the east right-of-way line of Shelby County Road No. 339, said point being the point of beginning of the parcel of land herein described; thence continue along the last described course for 177.47 feet to a point; thence continue along said course for 18.93 feet; thence turn an angle of 90 degrees 56 minutes 33 seconds to the left and run northerly for 14.65 feet to an old axle; thence continue along the last described course (running through an old post located 288 feet north of said axle) for a distance of 381.96 feet to the point of intersection with the east right-of-way line of aforementioned County Road No. 339; thence turn an angle of 162 degrees 27 minutes 04 seconds to the left and run along said right-of-way along a curve to the right, having a radius of 984.93 feet and central angle of 15 degrees 06 minutes 37 seconds, for an arc distance of 259.75 feet to a point; thence turn an angle of 90 degrees to the left and run 10.0 feet; thence turn an angle of 90 degrees to the right and continue along said right-of-way for 113.20 feet; thence continue along said right-of-way along a curve to the left, having a radius of 778.51 feet


and central angle of 4 degrees 57 minutes 09 seconds, for an arc distance of 67.29 feet to the point of beginning. Said parcel is located in the NW 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 2 West, and contains 0.79 acre.


Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

Property address: 584 Massey Road, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said grantee, his/her successors and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 12th day of January, 2021.


Bobby Joe Seales, Trustee and Grantor

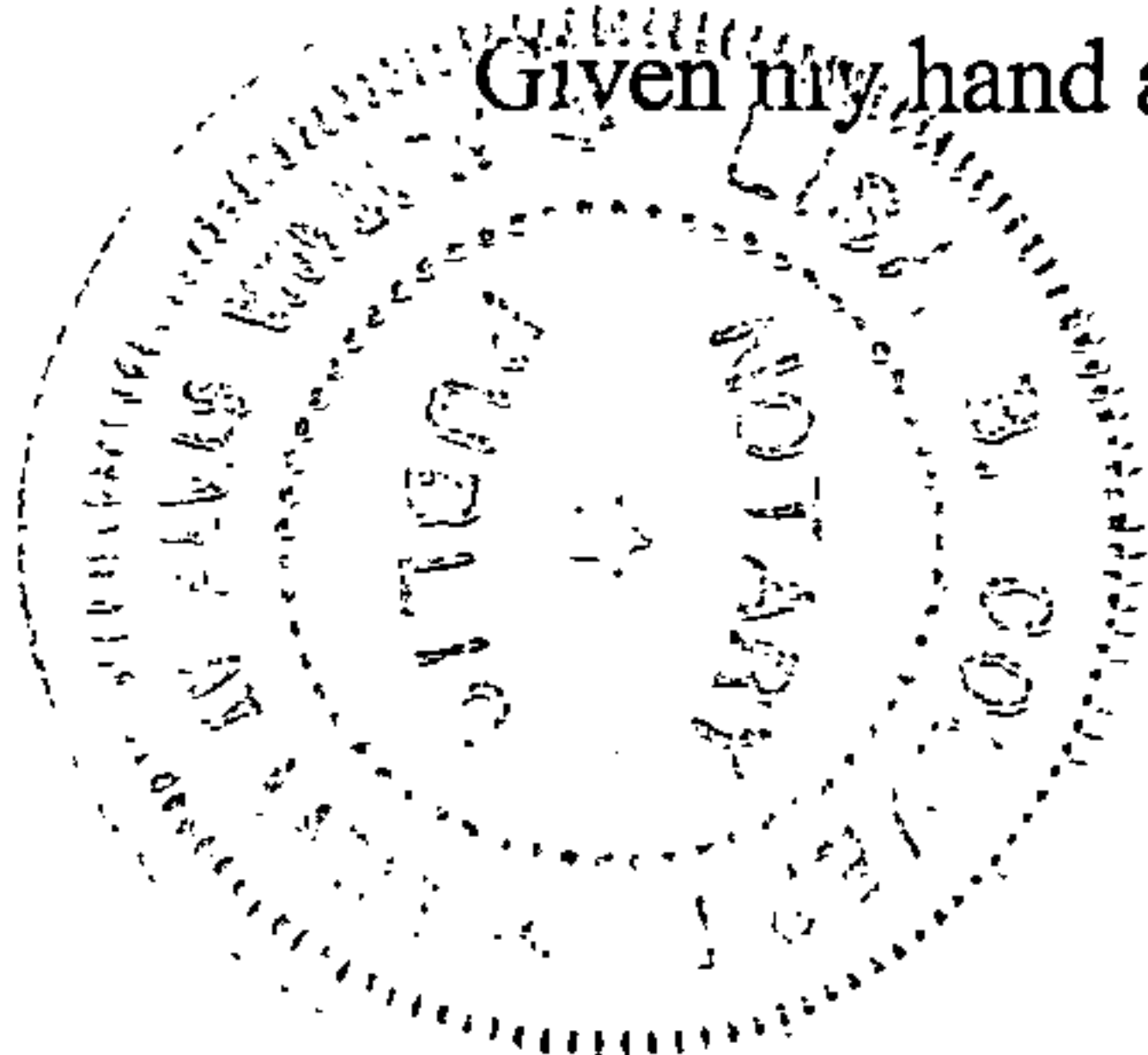

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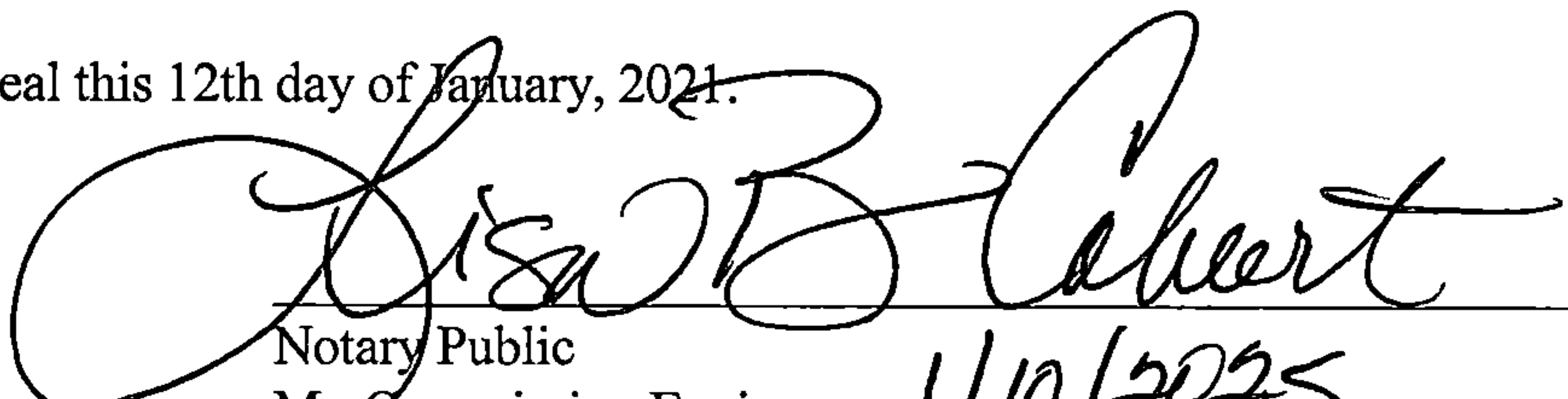
STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobby Joe Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12th day of January, 2021.




Notary Public
My Commission Expires: 1/10/2025

Diane B. Seales
Diane B. Seales, Trustee, Grantor

STATE OF ALABAMA
SHELBY COUNTY

)
)


GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Diane B. Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12th day of January, 2021.



Lisa B. Colvert
Notary Public
My Commission Expires: 1/10/2025


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Real Estate Sales Validation Form

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

Grantor's Name Bobby Joe Seales & Diane B. Seales,
Mailing Address Trustees
560 13th Street SW
Alabaster, AL 35007

Grantee's Name Diane B. Seales
Mailing Address P.O. Box 89
Alabaster, AL 35007

Property Address Parcel 223080000018.001

Date of Sale 1/12/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 54,740.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Office
☐ 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 1/12/2021

Print DIANE B SEALES

☐ Unattested

Sign Diane B Seales
(Grantor/Grantee/Owner/Agent) circle one

eForms

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Form RT-1