

20210811000390420  
08/11/2021 09:31:40 AM  
QCDEED 1/3

*This instrument was provided by:*  
**Mike Atchison**  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

*After recording, return to:*  
**Beagle Investments, LLC**  
377 Hwy 49S  
Columbiana, AL 35051

**STATE OF ALABAMA,  
SHELBY COUNTY**

**QUITCLAIM DEED**


**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Richard G. Williams**, a **single** man, hereby remises, releases, quit claims, grants, sells, and conveys to **Beagle Investments, LLC** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION**

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

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

Given under my hand and seal, this 10<sup>th</sup> day of August, 2021.


  
Richard G. Williams

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard G. Williams** whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August, 2021.



  
Notary Public  
My Commission Expires: 9/1/2024

**EXHIBIT A – LEGAL DESCRIPTION**

That certain lot of land described as commencing where the East right of way line of the Shelby Public Road intersects the North line of the Northwest Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West and run thence in a southeasterly direction along the East right of way line of said Public Road a distance of 165 feet, more or less, to the North line of the tract of land known as the Walter E. Morrow Land for a point of beginning of the lot herein described and conveyed; run thence East and parallel with the North line of said Section 36, a distance of 215 feet; run thence South 75 feet; run thence West and parallel with the North line of said Section 36 a distance of 186 feet, more or less, to the East right of way line of said Shelby Public Road; run thence in a northwesterly direction along said East right of way line of said Shelby Public Road to point of beginning and being a part of the lands conveyed by Maggie H. Weaver and husband, to Walter E. Morrow, which said deed is recorded in Deed Book 27, on Page 276, in the Office of the Judge of Probate of Shelby County, Alabama and said lot being a part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West. Situated in Shelby County, Alabama. Said land also being described as a parcel of land in the Northwest Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West, being the same land described in a deed to Lola Walton, recorded in Deed Book 297, at Page 53, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: commencing at the Northwest corner of said Section 36; thence North 89 degrees 04 minutes 42 seconds East along the North line of said section a distance of 230.00 feet to a point on the East right of way of County Road NO. 47; thence along a curve to the left in said right of way having a radius of 2834.79 feet and a chord bearing of South 26 degrees 46 minutes 10 seconds East an arc length of 211.42 feet to a point; thence South 28 degrees 54 minutes 22 seconds East along said right of way a distance of 15.35 feet to an axle found at the point of beginning; thence North 88 degrees 47 minutes 30 seconds East a distance of 199.42 feet to a three-quarter inch open end pipe found; thence south 07 degrees 21 minutes 29 seconds East a distance of 74.25 feet to a two and one-half inch pipe found; thence South 87 degrees 57 minutes 15 seconds West a distance of 166.99 feet to a two and one-half inch pipe found on the East right of way of County Highway No. 47; thence North 29 degrees 07 minutes 30 seconds West a distance of 86.31 feet to the point of beginning.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
 Shelby County, AL 20210811000390420 08/11/2021 09:31:40 AM QCDEED 3/3  
 08/11/2021 09:31:40 AM  
 \$56.50 BRITTANI  
 20210811000390420

*Allie S. Beyl*

**Real Estate Sales Validation Form**

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

Grantor's Name Richard G. Williams Grantee's Name Beagle Investments, LLC  
 Mailing Address Columbiana, AL Mailing Address 319 Hwy 475  
35051 Columbiana, AL  
35051  
 Property Address 321 Hwy 475 Date of Sale 8/10/21  
Columbiana, AL Total Purchase Price \$ \_\_\_\_\_  
35051 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 28,500

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 Per divorce DR-2021-900348  
 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 8/10/21 Print Richard G. Williams  
 \_\_\_\_\_ Sign [Signature]  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one