



20210820000407870 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
08/20/2021 11:53:45 AM FILED/CERT

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of and pursuant to the terms of the Agreement in Contemplation of Divorce dated 16 March, 2021 and the Final Judgment of Divorce dated 04 June, 2021, in Shelby County, Alabama Circuit Court case # 58-DR-2019-900183, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Amy C. Lee, the former spouse of the Grantee herein, and now being an unmarried woman,** hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Glen D. Lee,** hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 14 East; Thence run East along the South line thereof for 319.70 feet to the Point of Beginning; Thence 88 degrees 11 minutes 10 seconds left; run North for 218.55 feet to the Southerly right of way of Hiawatha Road; Thence 70 degrees 39 minutes 25 seconds run Northeasterly along said right of way for 67.34 feet to the Southerly right of way of Shelby County Road # 86; Thence 41 degrees 41 minutes 37 seconds right to chord of a curve concaved to the left (having a radius of 1069.8 feet and a central angle of 5 degrees 38 minutes 38 seconds) run 105.34 feet along said chord to the Westerly right of way of Seal Road; Thence 48 degrees 12 minutes 38 seconds right from said chord run Southeasterly along said last right of way a chord distance of 119.0 feet; Thence 12 degrees 48 minutes 40 seconds left continue along said right of way a chord distance of 95.33 feet; Thence 16 degrees 25 minutes 40 seconds left along said right of way a chord distance of 202.98 feet; Thence 38 degrees 35 minutes right along said right of way for 133.37 feet; Thence 98 degrees 00 minutes right run Westerly for 427.54 feet; Thence 92 degrees 06 minutes 40 seconds right run Northerly for 273.0 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Shelby County, AL 08/20/2021
State of Alabama
Deed Tax:\$78.00

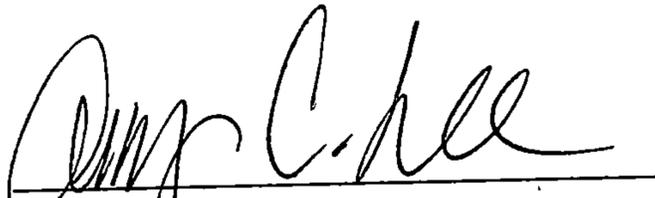


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The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded as Instrument # 2002-15930 as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 26 day of July, 2021.



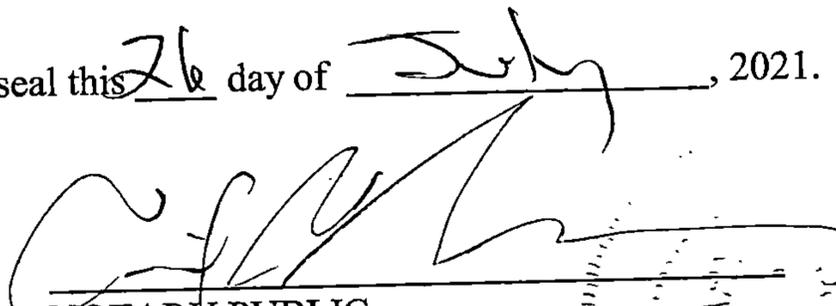
Amy C. Lee
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Amy C. Lee*, 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 26 day of July, 2021.



NOTARY PUBLIC
My Commission Expires: 28 February, 2024

Closing did not occur in the office of preparer.

Real Estate Sales Validation Form

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

Grantor's Name Amy Lee
Mailing Address 508 Castleberry Lane
Calera AL 35040

Grantee's Name Glen Lee
Mailing Address 50 Seale Rd
Calera AL 35040

Property Address 50 Seale Rd
Calera AL 35040

Date of Sale 7/26/21
Total Purchase Price \$ 77,959.34
or
Actual Value \$ _____
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
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax valuation

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 in the property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 proof is provided and the value must be determined, the current estimate of fair market value, including 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, the undersigned, certify 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).

Print Glen Lee

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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