

STATE OF ALABAMA )

SHELBY COUNTY )

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR and NO/100 (\$1.00) and other good and valuable consideration, the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, a **Married Couple, RODNEY BRADLEY AND GLENDA BRADLEY**, (hereinafter referred to as Grantors), do hereby release, quitclaim, grant, sell and convey to a **Married Couple, TRACY B. GULLEDGE AND BOBBY SHANE GULLEDGE**, (hereinafter referred to as Grantees), all right, title, interest, and claim in or to the following described real estate, and improvements, located at 1061 HIGHWAY 74, CHELSEA, ALABAMA 35043 situated in SHELBY County, Alabama, to-wit:

**PARCEL ID: 15 4 18 0 000 014.001**


Commence at the NW corner of Section 20, Township 20, South, Range 1 West; Shelby County, Alabama; thence run North 74 degrees 12 minutes 49 seconds East for 365.90 feet to the POINT OF BEGINNING; thence run South 0 degrees 22 minutes 32 seconds East for 527.04 feet; thence run North 89 degrees 37 minutes 28 seconds East for 138.37 feet; thence run South 56 degrees 45 minutes 14 seconds East for a distance of 1000.41 feet; thence run North 0 degrees 42 minutes 50 seconds West for 936.98 feet to the beginning of a non-tangent curve to the left, having a radius of 2885.49 a central angle of 19 degrees 29 minutes 06 seconds and subtended by a chord which bears North 81 degrees 53 minutes 44 seconds West and a chord distance of 976.57; thence along the arc of said curve, a distance of 981.29 feet to the POINT OF BEGINNING.

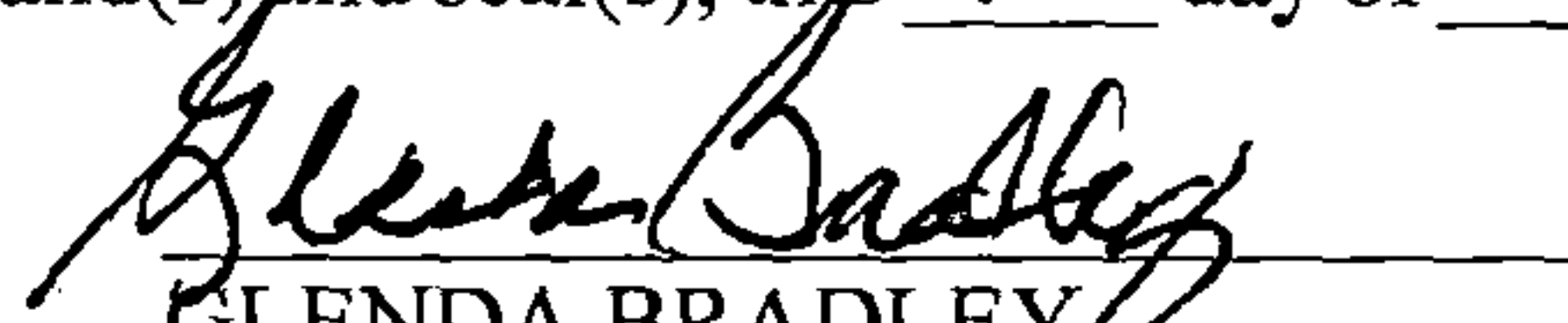
Said Parcel containing 16.00 acres, more or less.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18 day of MARCH, 2021

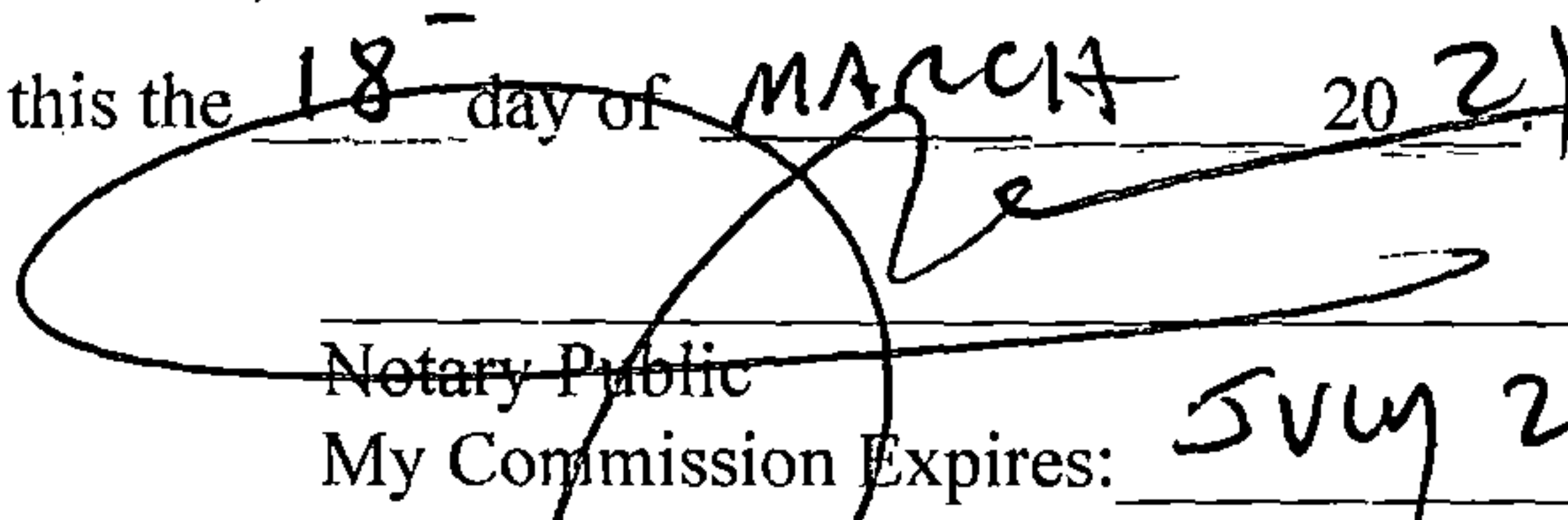
  
RODNEY BRADLEY  
Grantor

  
GLENDA BRADLEY  
Grantor

STATE OF ALABAMA \*  
SHELBY COUNTY \*

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **RODNEY BRADLEY & GLENDA BRADLEY** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day, that, being informed of the contents of the conveyance, he and she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of MARCH 2021

  
Notary Public  
My Commission Expires: JULY 26, 2023

THIS INSTRUMENT PREPARED BY:

Steven A. Harris, Attorney  
The Harris Firm L.L.C.  
4000 Eagle Point Corporate Drive  
Birmingham, AL 35242  
www.theharrisfirmllc.com

SEND TAX NOTICE TO:

TRACY B. GULLEDGE & BOBBY SHANE GULLEDGE  
1061 Highway 74  
Chelsea, Alabama 35043

JAMES L. GARY JR.  
Notary Public  
Alabama State at Large

Real Estate Sales Validation Form

Barcode and filing information: 20210903000432510 2/2 \$344.00 Shelby Cnty Judge of Probate, AL 09/03/2021 02:02:11 PM FILED/CERT

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

Grantor's Name Rodney & Glenda Bradley
Mailing Address 1458 County Road 74
Chelsea, AL 35043

Grantee's Name Tracy B. & Bobby Shane Gulledge
Mailing Address 1061 Highway 74
Chelsea, AL 35043

Property Address 1061 Highway 74
Chelsea, AL 35043

Date of Sale 3-18-2021
Total Purchase Price \$ 1.00
or
Actual Value \$
or
Assessor's Market Value \$ 318,690.00

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
Sales Contract
Closing Statement
Appraisal
Other Tax appraisal value

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 3/18/2021

Print Tracy B. Gulledge

Unattested (verified by)

Sign Tracy B. Gulledge (Grantor/Grantee/Owner/Agent) circle one

Print Form