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10/29/2021 03:50:32 PM
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:
Nolen Trust
1649 Smokey Rd.
Alabaster AL 35007

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE HUNDRED FORTY ONE THOUSAND NINE HUNDRED SEVENTY EIGHT THOUSAND 80/100 (\$541,978.80) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Rebecca Ann Dyess, a single woman and James Arthur Dyess, a single man, hereby remises, releases, quit claims, grants, sells, and conveys to Testamentary Trust of William A. Nolen Trust, Jeanne Nolen Sanders as Trustee (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 FOR LEGAL DESCRIPTION

The intent of this conveyance is to terminate all interest of Grantors in and to the property described herein.

The above described property constitutes no part of the homestead of the Grantor.

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 27 day of October, 2021.

Rebecca Ann Dyess
Rebecca Ann Dyess, individually
and as Beneficiary of Testamentary
Trust of William A. Nolen

James Arthur Dyess
James Arthur Dyess, individually
and as Beneficiary of Testamentary
Trust of William A. Nolen

STATE OF COLORADO
COUNTY OF Arapahoe

I, Jessica Campbell, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rebecca Ann Dyess individually and as Beneficiary of Testamentary Trust of William A. Nolen and James Arthur Dyess, individually and as Beneficiary of Testamentary Trust of William A. Nolen, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2021.

JESSICA CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067216

My Commission Expires: October 21, 2025

[Signature]
Notary Public
My Commission Expires: 10/21/2025

EXHIBIT A - LEGAL DESCRIPTION

Parcel 2:

A parcel of land in Sections 23, 24, and 25, Township 21 South, Range 3 West, being a part of the same land described in a deed to the W.A. Nolan Testamentary Trust and Ruby G. Nolan, recorded in Instrument #1997-16954, of real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commence at the 3-inch pipe at the Southeast corner of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, this point being the point of beginning; thence from this point of beginning, travel North 88 degrees 38 minutes 38 seconds West for a distance of 1330.70 feet to a fence post, found; thence North 00 degrees 47 minutes 19 seconds West along the West line of the East Half of the Southeast Quarter of Section 23, for a distance of 2656.39 feet to a fence corner, found; thence South 89 degrees 09 minutes 06 seconds East along the North line of the East Half of the Southeast Quarter of said Section, for a distance of 1333.23 feet to a 4-inch post with a tack, found on the West line of Section 24; thence North 00 degrees 43 minutes 33 seconds West along the West line of said Section, for a distance of 2167.44 feet to a Survey iron, found on the South right of way County Highway No. 12; thence South 70 degrees 27 minutes 17 seconds East along said right of way, for a distance of 1580.29 feet to a point; thence along a curve to the right in said right of way, having a radius of 2824.67 feet, a chord bearing of South 66 degrees 02 minutes 59 seconds East, and an arc length of 434.34 feet, to a 1/2-inch rebar, set; thence South 12 degrees 24 minutes 41 seconds West along a fence for a distance of 4278.50 feet to a 2-inch pipe, found on the South line of Section 24; thence South 01 degrees 17 minutes 49 seconds West along a fence for a distance of 389.26 feet to a point; thence North 88 degrees 44 minutes 13 seconds West for a distance of 30.00 feet to a point in a spring; thence North 33 degrees 26 minutes 34 seconds West along a ditch for a distance of 78.30 feet; thence North 49 degrees 09 minutes 47 seconds West along a ditch for a distance of 256.81 feet to a point; thence North 24 degrees 15 minutes 10 seconds West along a ditch for a distance of 190.98 feet to a point on the South line of Section; thence North 86 degrees 57 minutes 07 seconds West for a distance of 551.02 feet to a point, this point being the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Dyess</u>	Grantee's Name	<u>Nolen Trust</u>
Mailing Address	<u>3570 West Alamo Pl</u> <u>Littleton CO 80123</u>	Mailing Address	<u>1649 Smokey Rd</u> <u>Alabaster AL 35007</u>
Property Address	<u>Vacant</u> <u>Alabaster AL</u>	Date of Sale	<u>10/29/21</u>
		Total Purchase Price	<u>\$ 541,978.80</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 <u>terminate interest</u>
☐ 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 _____ Print Mike T. Atchison

Unattested _____ Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2021 03:50:32 PM
\$570.00 JOANN
20211029000525200

Alicia S. Bayl

