

**THIS INSTRUMENT WAS PREPARED BY:**

Rush Law Firm LLC  
Post Office Box 1591  
Columbiana, Alabama 35051

**SEND TAX NOTICE TO:**

Breana Dorough  
381 Gary Drive  
Cropwell, Alabama 35054

**QUITCLAIM DEED**

**STATE OF ALABAMA     )**

**KNOW ALL PERSONS BY THESE PRESENTS,**

**SHELBY COUNTY         )**

**THAT**, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **WILLIAM CALEB DOROUGH**, (hereinafter referred to as GRANTOR), a unmarried man, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the GRANTOR does by these presents release, quitclaim, grant, bargain, sell and convey to **BREANA DOROUGH**, (hereinafter referred to as "GRANTEE"), an unmarried woman, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**PARCEL 2 AS SET FORTH IN THE ATTACHED "BOUNDARY SURVEY" COMPLETED BY CLINKSCALES LAND SURVEYING, LLC**

**BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST AND RUN IN A EASTERLY DIRECTION N89°53'08" E A DISTANCE OF 217.17 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A SOUTHERLY DIRECTION S 00°06'31" E 301.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A WESTERLY DIRECTION S 89°53'08" W FOR A DISTANCE OF 217.17 FEET TO A POINT, THENCE RUN IN A NORTHERLY DIRECTION N 00°06'31" W FOR A DISTANCE OF 301.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES AND THE POINT OF BEGINNING. SAID PARCEL BEING 1.50 ACRES, MORE OR LESS.**

**INGRESS & EGRESS EASEMENT**

**COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST AND RUN IN A SOUTHERLY DIRECTION S 00°06'31" E FOR A DISTANCE OF 591.09 FEET TO ANGLE IRON, THENCE RUN IN A EASTERLY DIRECTION N 89°53'28" E FOR A DISTANCE OF 244.37 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF A 20' WIDE INGRESS AND EGRESS EASEMENT LYING 10 FEET OF EITHER SIDE OF THE FOLLOWING DESCRIBED LINE, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N 12°43'45" E, AND A CHORD DISTANCE OF 56.97 FEET, THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 57.77 FEET TO THE POINT OF TANGENT OF SAID CURVE, THENCE RUN IN A NORTH WESTERLY DIRECTION N 28°16'11" W FOR A DISTANCE OF 265.17 FEET.**

**TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.**

Shelby County, AL 02/01/2022  
State of Alabama  
Deed Tax:\$43.00

20220201000045990 1/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
02/01/2022 04:18:05 PM FILED/CERT

20220201000045990 2/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
02/01/2022 04:18:05 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF DIVORCE AND ORDER, CASE NUMBERS: DR-2020-900502.00 AND DR-2020-900502.01, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the Grantee, and to the Grantee's heir and assigns forever.

28<sup>th</sup> IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this day of JANUARY, 2022.

  
WILLIAM CALEB DOROUGH

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM CALEB DOROUGH**, whose name is signed to the foregoing instrument 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 29<sup>th</sup> day of JANUARY 2022.

  
Notary Public  
My commission expires: ~~My Commission Expires~~ May 10, 2022

## Real Estate Sales Validation Form

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

Grantor's Name William Caleb Dorough  
Mailing Address 13014 Highway 61  
Wilsonville, Alabama 35186

Grantee's Name Breana Dorough  
Mailing Address 381 Gary Drive  
Cropwell, Alabama 35054

Property Address 89 Oak Tree Trail  
Wilsonville, Alabama 35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 42,886.63 (1/2 value of home and 1.50 acre per  
DR 2020-900502.00 and .01)

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 Shelby County Tax Assessor' Website for home

and attachments with 1.50 acres  
(of x 20 acres)

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 02/01/2022

Print Samantha Rush

☒ Unattested



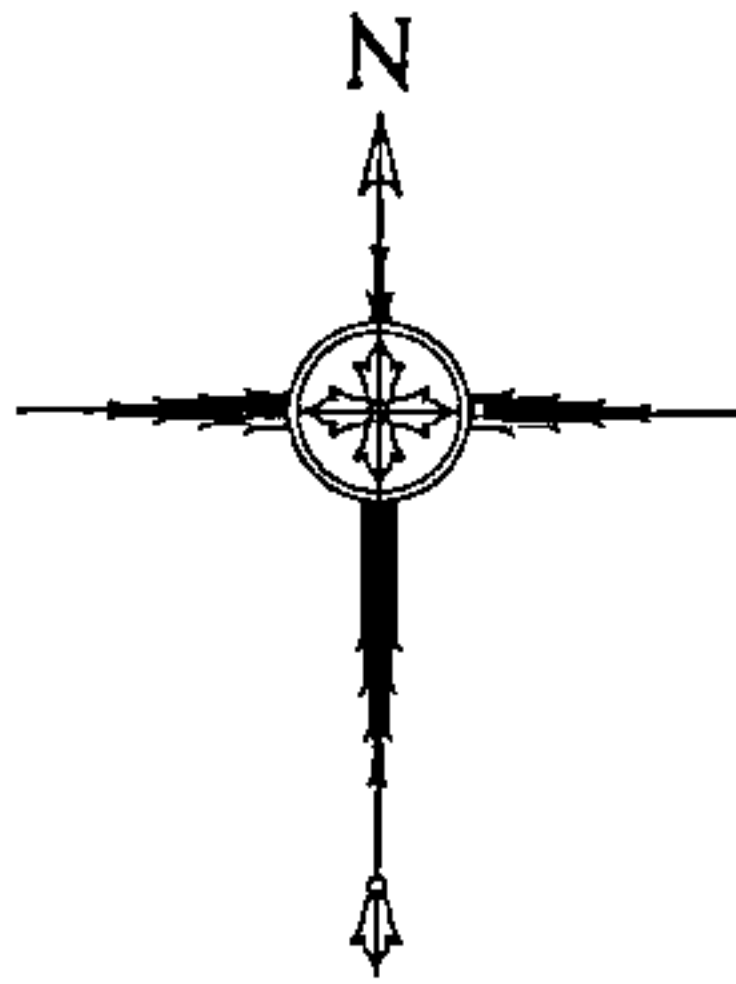
20220201000045990 3/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
02/01/2022 04:18:05 PM FILED/CERT

Sign

Samantha Rush

(Grantor/Grantee/Owner/Agent) circle one

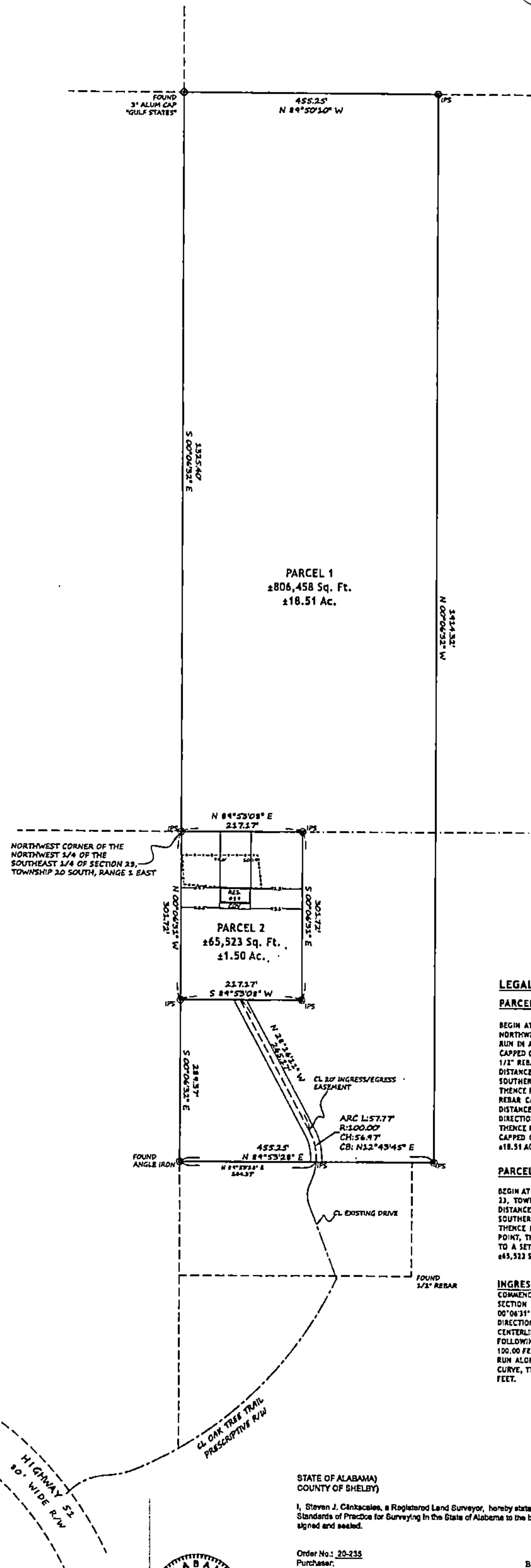
Form RT-1



20220201000045990 4/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
02/01/2022 04:18:05 PM FILED/CERT

LEGEND

ASP ASPHALT  
BLDG BUILDING  
CALC CALCULATED  
MEAS MEASURED  
CH CHORD  
LNG LONG CHORD  
Δ DEFLECTION  
Δ DELTA  
EAS EASEMENT  
HW HEADWALL  
MIS MISCELLANEOUS  
OH OVERHANG  
POR PORCH  
R RADIUS  
R.O.W. RIGHT OF WAY  
SAN SANITARY  
STM STORM  
UTL UTILITY  
AC ACRES  
SQ. FT. SQUARE FEET  
C CENTERLINE  
A/C AIR CONDITIONER  
P POLE  
ANCHOR  
FENCE  
OVERHEAD UTILITY WIRE  
PAV PAVEMENT  
TAN TANGENT  
RES RESIDENCE  
LGT LIGHT  
CDV COVERED  
DECK  
CONCRETE  
WALL  
COLLUM  
SET 1/2" REBAR



LEGAL DESCRIPTIONS:

PARCEL 1:

BEGIN AT A SET 1/2" REBAR CAPPED CLINKSCALES WHICH IS THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST AND RUN IN A EASTERLY DIRECTION N89°53'08" E A DISTANCE OF 217.17 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A SOUTHERLY DIRECTION S 00°06'31" E 301.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A WESTERLY DIRECTION S 89°53'08" W FOR A DISTANCE OF 217.17 FEET TO A POINT TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A SOUTHERLY DIRECTION S 00°06'31" E FOR A DISTANCE OF 288.37 FEET TO A FOUND ANGLE IRON, THENCE RUN IN A EASTERLY DIRECTION N 89°53'28" E FOR A DISTANCE OF 455.25 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A NORTHERLY DIRECTION N 00°06'32" W FOR A DISTANCE OF 1814.32 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A WESTERLY DIRECTION N 89°53'08" W FOR A DISTANCE OF 455.25 FEET TO A 3" PIPE CAPPED GULF STATES, THENCE RUN IN A SOUTHERLY S 00°06'32" E FOR A DISTANCE OF 1325.40 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES AND THE POINT OF BEGINNING. SAID PARCEL BEING ±806,458 SQ. FEET OR ±18.51 ACRES.

PARCEL 2:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST AND RUN IN A EASTERLY DIRECTION N89°53'08" E A DISTANCE OF 217.17 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A SOUTHERLY DIRECTION S 00°06'31" E 301.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN IN A WESTERLY DIRECTION S 89°53'08" W FOR A DISTANCE OF 217.17 FEET TO A POINT, THENCE RUN IN A NORTHERLY DIRECTION N 00°06'31" W FOR A DISTANCE OF 301.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES AND THE POINT OF BEGINNING. SAID PARCEL BEING ±65,523 SQ. FEET, OR ±1.50 ACRES.

INGRESS & EGRESS EASEMENT

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST AND RUN IN A SOUTHERLY DIRECTION S 00°06'31" E FOR A DISTANCE OF 511.08 FEET TO ANGLE IRON, THENCE RUN IN A EASTERLY DIRECTION N 89°53'28" E FOR A DISTANCE OF 244.37 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF A 30' WIDE INGRESS AND EGRESS EASEMENT LYING 10 FEET OF EITHER SIDE OF THE FOLLOWING DESCRIBED LINE, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N 12°43'45" E, AND A CHORD DISTANCE OF 36.97 FEET, THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 57.77 FEET TO THE POINT OF TANGENT OF SAID CURVE, THENCE RUN IN A NORTH WESTERLY DIRECTION N 18°16'11" W FOR A DISTANCE OF 245.17 FEET.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

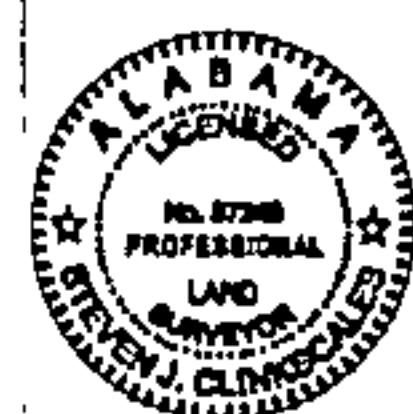
"BOUNDARY SURVEY"

I, Steven J. Clinkscale, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of DECEMBER 14, 2020. Survey invalid if not signed and sealed.

Order No.: 20-235  
Purchaser:  
Address: 55 Oak Tree Trail

BY: *Steven J. Clinkscale*  
Steven J. Clinkscale, PLS AL 37243  
P.O. Box 326  
Chalusa, AL 35043  
(205) 671-1033

Date: NOVEMBER 1, 2021



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are based on true north unless otherwise noted. (c) Undergound portions of foundations, footings, and/or other underground structures, utilities, easements, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 1/2" rebar with a red rebar cap inscribed CLINKSCALES CA-1084-LB and shall not be removed.



CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 100'  
DATE: 12/14/2020  
APPROVED BY: Steven J. Clinkscale, PLS  
AL REG. NO. 37243  
DATE OF SURVEY: 12/14/2020  
Clerk: 205-671-1033  
SURVEYED/DRAWN BY: Steven J. Clinkscale, PLS / TSD  
P.O. Box 326  
Chalusa, AL 35043  
ClinkSurveying.com  
Job #: 20-235

GRAPHIC SCALE: 1" = 100'