



20220621000247220 1/5 \$161.00
Shelby Cnty Judge of Probate, AL
06/21/2022 09:36:31 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Carolyn Hart

171 Carlson Rd, Wilsonville, AL 35186, USA

SEND TAX NOTICE TO:

Cjae Miske

171 Carlson Rd, Wilsonville, AL 35186,
USA

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF Shelby

DATE: June 14, 2022

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, the undersigned Carolyn Hart, not married, of 171 Carlson Rd, Wilsonville, AL 35186, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Carolyn Hart, not married, of 171 Carlson Rd, Wilsonville, AL 35186, USA, and Cjae Miske, not married, of 171 Carlson Rd, Wilsonville, AL 35186, USA, (collectively 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:

See exhibit A

Shelby County, AL 06/21/2022
State of Alabama
Deed Tax: \$127.00



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TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Carolyn Hart

Signature

CAROLYN HART

Name

6/14/2022

Carolyn Hart



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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

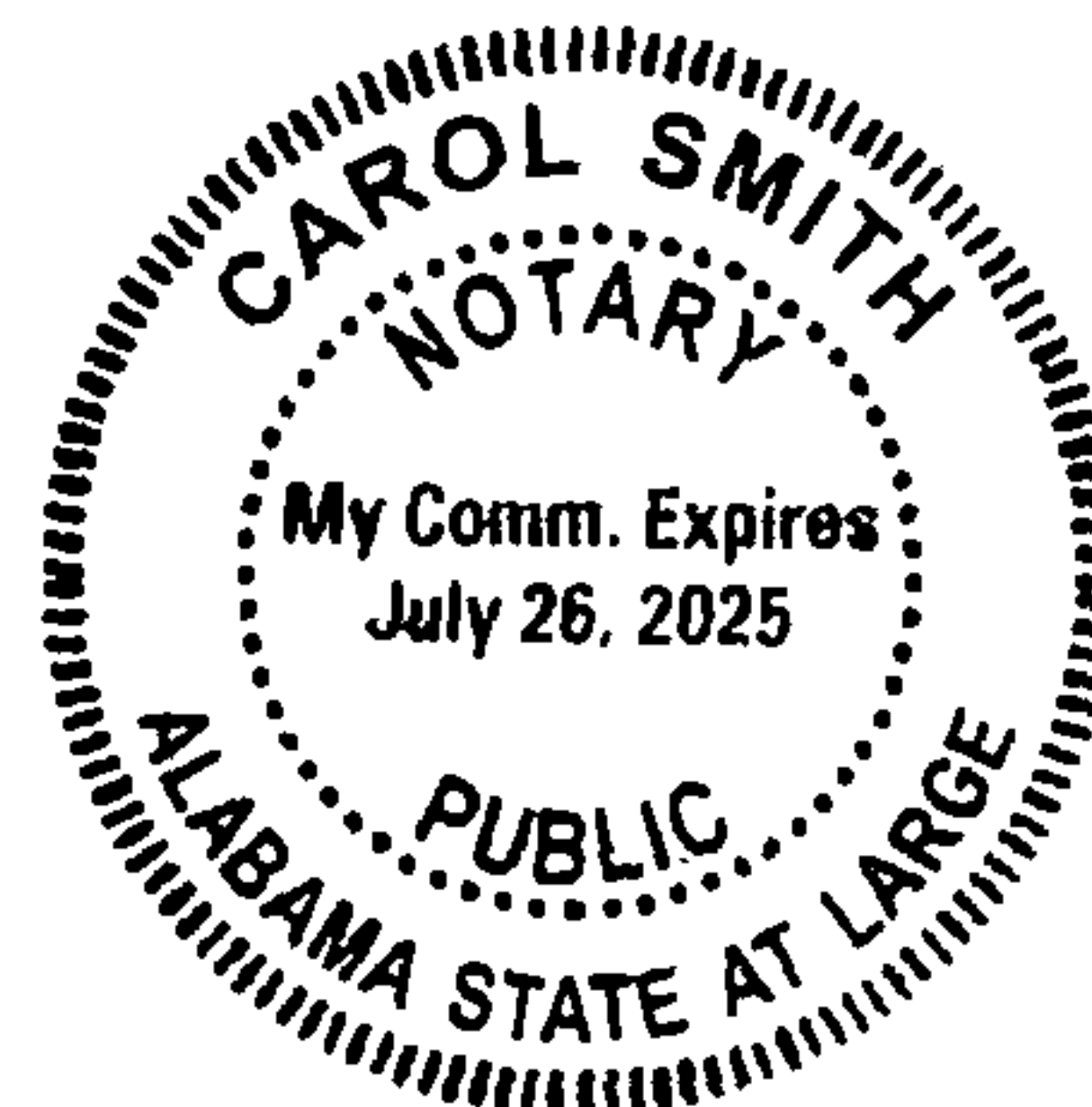
I Carol Smith, a Notary Public in and for said County and State, hereby certify that Carolyn Hart, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 14th day of June, 2022.

Carol Smith

Notary Public for the State of Alabama

My commission expires: 07/26/2025





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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:
Begin at the NW corner of the NE 1/4 of the SW 1/4 of Section 1 Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°33'01" E a distance of 572.21'; thence S 11°13'55" W a distance of 317.66'; thence N 88°40'51" E a distance of 330.45'; thence S 17°31'06" W a distance of 446.60'; thence N 85°21'42" W a distance of 136.78' to the point of a curve to the left with a radius of 280.00' and a central angle of 24°58'02" with a chord bearing of S 82°09'17"W, with a chord length of 121.05', thence along said curve an arc length of 122.01'; thence S 69°40'16" W a distance of 360.87'; thence N 00° 27'05" W a distance of 327.81'; thence S 89°31'46" W a distance of 105.20'; thence N 00°24'53" W a distance of 529.27' to the Point of Beginning.



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Real Estate Sales Validation Form

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

Grantor's Name CAROLYN HAET
Mailing Address 171 CARLSON RD.
WILSONVILLE, AL 35786

Grantee's Name CAROLYN HAET and Gae Miske
Mailing Address 171 CARLSON RD.
WILSONVILLE, AL 35786

Property Address 171 CARLSON RD.
WILSONVILLE, AL 35786

Date of Sale 12-5-2021

Total Purchase Price \$ 254,000

one or half
Actual Value

\$ 127,000

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

paperwork

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 6-14-2022

Unattested

(verified by)

Print CAROLYN HAET

Sign

Gae Miske

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1