



20220621000247440 1/4 \$534.00
Shelby Cnty Judge of Probate, AL
06/21/2022 11:12:46 AM FILED/CERT

This instrument was prepared by:

James Brandon Cooper
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:

Floyd C. Cleveland
Jacqueline Cleveland
1121 Chancellor Ferry Rd
Harpersville, AL 35078

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we:

FLOYD C. CLEVELAND and JACQUELINE CLEVELAND, husband and wife (herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

FLOYD CLINTON CLEVELAND AND JACQUELINE MOSLEY CLEVELAND, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE FLOYD AND JACQUELINE CLEVELAND REVOCABLE LIVING TRUST DATED May 12, 2022 AND ANY AMENDMENTS THERETO.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A portion of land situated in the NE ¼ of the NW ¼ and in the NW ¼ of the NE ¼ of Section 24, and a part of SW ¼ of the SE ¼ of Section 13, all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Begin at the Southeast corner of the SW ¼ of the SE ¼ of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence run North along the East line of said ¼ - ¼ Section a distance of 244.19 feet to the Southerly right of way line of Old Chancelor's Ferry Road; thence turn left 95 degrees 05 minutes 50 seconds and run Westerly along said Southerly right of way a distance of 159.72 feet; thence turn right 14 degrees 52 minutes 35 seconds and run Northwesterly along said Southerly right of way line a distance of 245.0 feet; thence turn left 126 degrees 00 minutes 39 seconds and run Southeasterly a distance of 604.70 feet to the bank of Coosa River; thence turn left 102 degrees 43 minutes 27 seconds and run Northeasterly along said river bank a distance of 200.0 feet to the intersection with the East line of the NW ¼ of the



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NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 2 East; thence turn left 58 degrees 23 minutes and run North along said East $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 153.35 feet to the point of beginning.

According to survey of Samuel J. Martin, RLS #12501, dated July 27, 1995.

Situated in Shelby County, Alabama.

Together with a non-exclusive 30-foot wide easement for ingress, egress, and utilities over the following described property, said easement lying 30-feet South of the following described line:

A portion of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, and a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13 all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Begin at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said Section 24, a distance of 1302.98 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 88 degrees 11 minutes 39 seconds and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1343.39 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 92 degrees 02 minutes 57 seconds and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 901.46 feet to a point on the bank of the Coosa River; thence turn left 33 degrees 38 minutes 15 seconds and run Northeasterly along said river bank a distance of 1897.22 feet; thence turn left 77 degrees 16 minutes 33 seconds and run Northwesterly a distance of 604.70 feet to the Southerly right of way line of Chancellor's Ferry Road, to the point of beginning of said easement; thence turn left 53 degrees 59 minutes 21 seconds and run Northwesterly along said right of way line a distance of 343.25 feet to the end of said easement.

This deed made without benefit of title examination unless a separate written opinion is rendered, and a separate charge made for such examination. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 12 day
of May, 2022

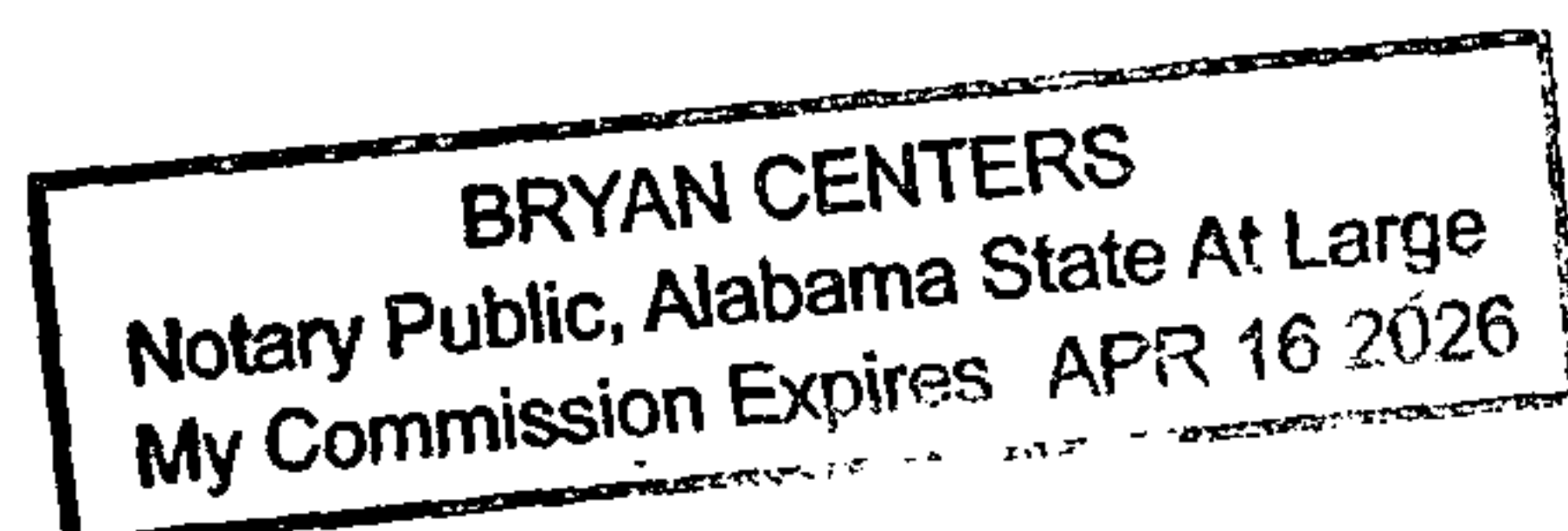
Floyd C. Cleveland (Seal)
Floyd C. Cleveland

Jacqueline Cleveland (Seal)
Jacqueline Cleveland

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Floyd C. Cleveland and Jacqueline Cleveland, husband and wife** whose names are signed to the foregoing conveyance, and who are known to me by identification, acknowledged before me 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 12th day of May,
2022.



Bryan Centers
Notary Public

My Commission Expires: 4/16/26



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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 Floyd C. Cleveland and
Mailing Address Jacqueline Cleveland
1121 Chancellor Ferry Rd
Harpersville, AL 35078

Grantee's Name FLOYD AND JACQUELINE CLEVELAND
Mailing Address REVOCABLE LIVING TRUST
1121 Chancellor Ferry Rd
Harpersville, AL 35078

Property Address 1121 Chancellor Ferry Rd

(Date of Sale) _____

Total Purchase Price \$ _____

or

Actual Value \$501,980

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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County, Alabama, Citizen Access Portal

☐ 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) Floyd Cleveland

☐ Unattested

(Sign) Floyd Cleveland

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1