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10/10/2022 08:10:34 AM  
QCDEED 1/5

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:  
SCOZZARO LAW, LLC  
511 Creekside Court  
P.O. Box 348  
Helena, AL 35080

SEND TAX NOTICE TO:  
Nicholas Lawrence James and Jole Hale James  
1231 Highway 99  
Shelby, AL 35143

**QUITCLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and for other good and valuable consideration provided to Jole Hale James, an unmarried woman, (hereinafter "Grantor"), hereby GRANTS, BARGAINS, SELLS, and CONVEYS to Nicholas Lawrence James, an individual, (hereinafter "Grantee") interest in the following described real estate situated in Shelby County, Alabama, to wit:

**Parcel 1:**

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 for 589.21 feet; thence 92°43'40" right run 109.9 feet to the point of beginning; thence continue last described course for 352.94 feet to the Westerly right of way of Shelby County Highway #99; thence 78°21'36" right run Southeasterly along said right of way for 180.0 feet; thence 101°38'24" right run West for 388.87 feet; thence 89°46'36" right run 176.30 feet to the point of beginning. Situated in Shelby County, Alabama.

**PARCEL 2:**

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along West line of said Quarter-Quarter Section a distance of 412.91 feet to the point of beginning; thence continue along said West line a distance of 176.30 feet to a point; thence run

**Southerly parallel to the West line of said Quarter-Quarter Section 176.30 feet to a point; thence run Westerly to the point of beginning.**

**PARCEL 3:**

**Commence at the NW corner of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 19 seconds West a distance of 452.06 feet to the point of beginning; thence continue along the last described course, a distance of 293.88 feet; thence South 87 degrees 13 minutes 16 seconds East, a distance of 313.92 feet; thence North 08 degrees 54 minutes 46 seconds West a distance of 300.00 feet; thence North 34 degrees 29 minutes 54 seconds West, a distance of 268.28 feet to the point of beginning.**

**Subject to existing easements, current taxes, restrictions and covenants, set-back lines, and rights of way, if any, as shown by public records and ad valorem taxes as shown of record. Also, subject to mineral and mining rights, if not owned by grantor.**

Property Address: 1231 Highway 99, Shelby, AL 35143

This deed is being executed pursuant to that certain Final Judgment of Divorce Case No.: 58-DR-2021-900706.

**TO HAVE AND TO HOLD** unto said GRANTEE, his heirs and assigns. And said GRANTOR does for herself, her successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that she has a good right to convey the same as aforesaid, and that she will and her successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have set my hand and seal this 35 day of September, 2022.

*Joie Hale James*  
\_\_\_\_\_  
JOIE HALE JAMES  
GRANTOR

STATE OF ALABAMA      )  
SHELBY COUNTY      )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Joie Hale James, whose name is 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of January, 2022.

Tiffany Young  
NOTARY PUBLIC

My Commission Expires

1/4/20

#### AFFIDAVIT OF GRANTOR

I, Joie Hale James, the Grantor of the above Quitclaim Deed, do hereby state that I am lawfully seized of the property so noted in the said Quitclaim Deed via a Warranty Deed, executed by Laura L. Maloy, naming me as a joint tenant with right of survivorship.

Further deponent sayeth not.

Joie Hale James  
JOIE HALE JAMES  
AFFIANT

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Joie Hale James, whose name is signed to the affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of said affidavit, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of January, 2022.

Tiffany Young  
NOTARY PUBLIC

My Commission Expires

1/4/20

**AFFIDAVIT OF GRANTEE**

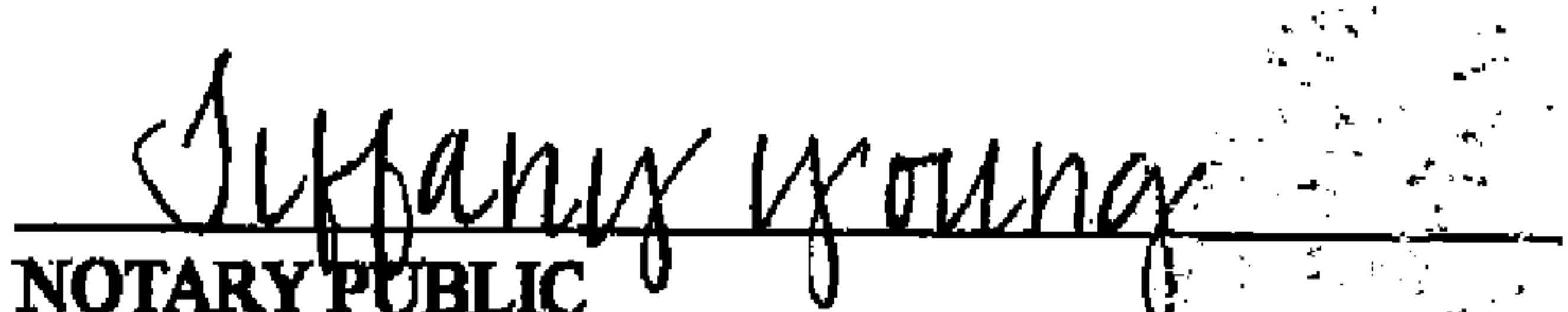
I, Nicholas Lawrence James, the grantee listed in the above Quit-Claim Deed acknowledge that I have been transferred sole right and title, with survivorship, to the above-listed property on this the 25 day of January, 2022.

  
**NICHOLAS LAWRENCE JAMES**  
**GRANTEE**

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Nicholas Lawrence James, whose name is signed to the affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of said affidavit, he has 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.

  
**Stephanie Young**  
**NOTARY PUBLIC**

My Commission Expires 11/4/20

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joie Hale James  
 Mailing Address 1231 Highway 99  
Shelby Al 35143

Grantee's Name Nicholas Lawrence James  
 Mailing Address 1231 Highway 99  
Shelby Al 35143

Property Address 1231 Highway 99  
Shelby Al 35143

Date of Sale 1-25-2022  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 1/2 of Assessed Value 85,000

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 Final Judgment of Divorce 58-DR-2021-900706  
 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 10 - 10 - 22

Print

Heather Reeves

Unattested

(verified by)

Sign

Heather Reeves (Grantor/Grantee/Owner/Agent) circle one

Form RT-1