

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Lou Ann R. Graves**, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Carolyn Jaye R. Hayes** (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

No part of the homestead of the Grantor herein

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.

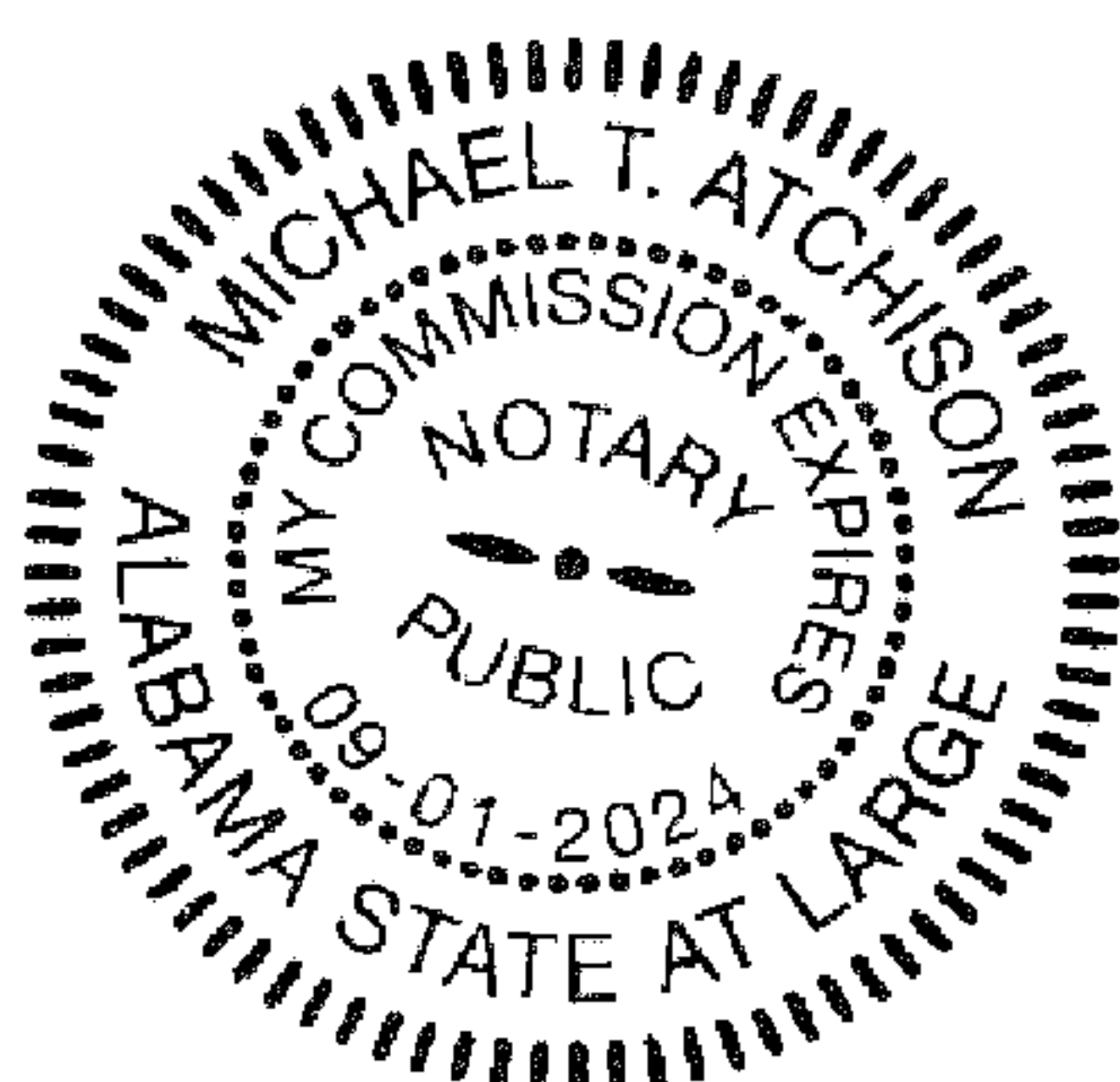
Given under my hand and seal, this 8th day of November 2022.

Lou Ann R. Graves
Lou Ann R. Graves

STATE OF ALABAMA
COUNTY OF SHELBY

I, *Mike T. Atchison*, a Notary Public in and for said County, in said State, hereby certify that **Lou Ann R. Graves**, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2022.



Michael T. Atchison
Notary Public
My Commission Expires: 9-1-24

LEGAL DESCRIPTION:

PARCEL I - AS SURVEYED

BEGIN AT A FOUND 1/2" REBAR CAPPED "B MARTIN" LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 1 WEST, SHELBY COUNTY; THENCE RUN S 00°13'16" W A DISTANCE OF 181.65 FEET TO A FOUND 1/2" REBAR CAPPED "SM ALLEN"; THENCE RUN N 87°17'50" W A DISTANCE OF 272.26 FEET A FOUND 1/2" REBAR; THENCE RUN S 28°40'45" W A DISTANCE OF 227.18 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" ON THE NORTHERN RIGHT OF WAY OF SALSER LANE (SHELBY COUNTY HIGHWAY NO. 447), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 409.18 FEET, A DELTA ANGLE OF 25°20'34", A CHORD BEARING OF N 46°20'22" W, AND A CHORD DISTANCE OF 179.51 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR A DISTANCE OF 180.99 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 56°56'48" W A DISTANCE OF 323.57 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES", SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 469.59 FEET, A DELTA ANGLE OF 20°22'48", A CHORD BEARING OF N 47°07'28" W, AND A CHORD DISTANCE OF 166.15 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR A DISTANCE OF 167.03 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 36°41'28" W A DISTANCE OF 192.50 FEET A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 00°45'16" E A DISTANCE OF 18.90' FEET TO A FOUND 1/2" REBAR UNDER AN AXLE; THENCE RUN N 88°16'04" E A DISTANCE OF 1105.35 FEET TO A FOUND 1" OPEN TOP PIPE UNDER AN AXLE; THENCE RUN S 03°15'16" W A DISTANCE OF 251.97 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 89°37'51" W A DISTANCE OF 71.25 FEET TO 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 Lou Ann R. Graves
 Mailing Address 211 Suley Ln
Columbiana, AL 35051

Grantee's Name Carelyn R. Keeston Hayes
 Mailing Address 5440 Hickory Ridge
Birmingham, AL 35242

Property Address Vacant

Date of Sale 11-8-22

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2022 03:37:28 PM
 \$116.00 JOANN
 20221108000418010

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ **\$175,100.00**

The purchase price or actual value claimed on Ally S. Boyd is verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other 1/2 tax value **\$87,550.00**

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 Lou Ann R. Graves

Unattested _____

(verified by)

Sign Lou Ann R. Graves
 (Grantor/Grantee/Owner/Agent) circle one