



20221128000433540 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
11/28/2022 12:32:41 PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Thousand dollars (\$3,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Louise Beasley, a **single woman**, hereby remises, releases, quit claims, and conveys to Gladys L Beasley a single woman and Kyler A Beasley a single man all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to – wit:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 224.96 feet; thence turn a deflection angle of 42 degrees 16 minutes 15 seconds to the left and run a distance of 527.50 feet, to the center of Alabama Power Company Transmission line right-of-way and the point of beginning; thence continue in the same direction a distance of 226.41 feet, to the Northwest right-of-way of Alabama State Highway No. 25; thence turn a deflection angle of 90 degrees 24 minutes 07 seconds to the left, to the Tangent of a right-of-way curve, and run along said right-of-way curve a chord distance of 266.18 feet; thence turn a deflection angle of 96 degrees 18 minutes 07 seconds to the left and run a distance of 207.79 feet; thence turn a deflection angle of 79 degrees 00 minutes 00 seconds to the left and run a distance of 242.60 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 1.25 acres.

I Gladys Beasley and Kyler Beasley give Louise Beasley the reserve life estate of this deed.

Also known as 20203 Highway 25 Columbiana AL 35051

None of the above consideration was paid from a mortgage.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 28th day of November, 2022.

Louise Beasley

Shelby County, AL 11/28/2022
State of Alabama
Deed Tax: \$3.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

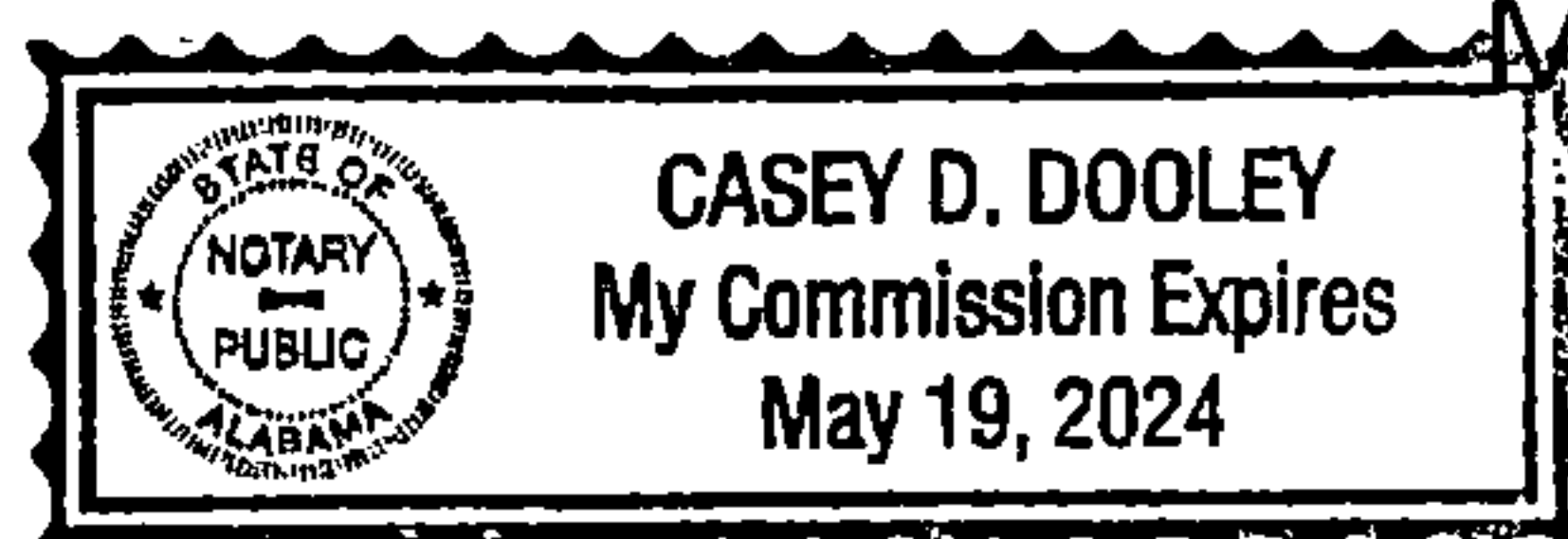
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louise Beasley, whose name(s) is signed to the foregoing conveyance, and who is known to me, and acknowledge before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the beards date.

Given under my hand an official seal this 28th day of November, 2022.

Casey D. Dooley
Notary Public

Document prepared by Gladys Beasley

21290 AL-25
Columbiana AL
35051



My Commission Expires: May 19, 2024

Real Estate Sales Validation Form

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

Grantor's Name Louise Beasley
Mailing Address 20203 Hwy 25
Columbiana AL
35051

Grantee's Name Gladys Beasley - Kyler Beasley
Mailing Address 20203 Hwy 25
Columbiana AL
35051

Property Address

Date of Sale 11-28-2022
Total Purchase Price \$ 3000.00
or
Actual Value \$
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)

- X Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 11-28-2022

Print Louise Beasley - Louise Beasley

Unattested



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Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1