

This instrument was prepared by:
Carney Law, LLC
PO Box 43647
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
J. Woodard Peay
4320 Warren Road
Birmingham, Alabama 35213

QUITCLAIM DEED



20221216000453530 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/16/2022 02:03:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

That for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **J. Woodard Peay, an unmarried man, and Charles Head Peay, III, an unmarried man, as heirs of Charles Head Peay, Jr., deceased** (herein referred to as "Grantors"), do hereby remise, release, quitclaim, grant, sell and convey unto **J. Woodard Peay, an unmarried man and Charles Head Peay, III, an unmarried man**, as joint tenants with rights of survivorship (herein referred to as "Grantees"), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

All that part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17 lying North and Northeasterly of Narrow Road and the NE $\frac{1}{4}$ of said Section 17, Township 20 South, Range 2 East, containing 180 acres, more or less. Less and except the Wallace Family Cemetery property described as follows: White Cemetery: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Sec. 17, Township 20 South, Range 2 East, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 168.85 feet; thence turn an angle of 82 deg. 46 min. 27 sec. to the left and run a distance of 524.20 feet to the point of beginning; thence turn an angle of 90 deg. to the left and run a distance of 136.91 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 292.74 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 313.23 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 292.74 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 176.32 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 17, Township 20 South, Range 2 East, Shelby County, Alabama. Also, less and except: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 17, Township 20 South, Range 2 East, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 168.85 feet to the point of beginning; thence turn an angle of 97 deg. 13 min. 33 sec. to the right and run a distance of 195.07 feet to the right-of-way of Alabama Highway No. 25, thence turn an angle of 85 deg. 16 min. 54 sec. to the left and run along said Hwy. R/W a distance of 60.20 feet; thence turn an angle of 94 deg. 43 min. 06 sec. to the left and run a distance of 724.23 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 60.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 524.20 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 16 and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 17, Township 20 South, Range 2 East.

Also, less and except the following which is used for Black Cemetery, or such portion thereof as is located within the confines of this said Parcel 2: Black Cemetery: Commence



at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 17, Township 20 South, Range 2 East; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 909.22 feet to the point of beginning; thence turn an angle of 111 deg. 31 min. 53 sec. to the left and run a distance of 194.06 feet; thence turn an angle of 89 deg. 10 min. 01 sec. to the right and run a distance of 213.67 feet; thence turn an angle of 96 deg. 56 min. 28 sec. to the right and run a distance of 132.60 feet; thence turn an angle of 14 deg. 57 min. 12 sec. to the right and run a distance of 281.72 feet; thence turn an angle of 117 deg. 21 min. 38 sec. to the right and run a distance of 148.12 feet; thence turn an angle of 41 deg. 34 min. 41 sec. to the right and run a distance of 86.78 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 17, Township 20 South, Range 2 East.

Also, except the perpetual right-of-way or an easement for purpose of ingress and egress to and from the Black Cemetery which easement is described as follows: Fifteen (15) feet on either side of a centerline described as: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 17, Township 20 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 713.21 feet to the point of beginning; thence turn an angle of 66 deg. 27 min. 18 sec. to the left and run a distance of 150.14 feet; thence turn an angle of 44 deg. 05 min. 26 sec. to the right and run a distance of 76.03 feet to the point of ending. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 17, Township 20 South, Range 2 East; Fifteen (15) feet on either side of a center-line described as: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Secion 17 [sic], Township 20 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 713.21 feet to the point of beginning; thence turn an angle of 116 deg. 34 min. 44 sec. to the right and run a distance of 121.28 feet to the point of ending. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 17, Township 20 South, Range 2 East.

Excluding any part of the property transferred pursuant to Instrument Number 20050411000167150 recorded on April 11, 2005.

The property conveyed is not the homestead of either Grantor.

TO HAVE AND TO HOLD same unto the Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

NO TITLE OPINION GIVEN.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 18 day of November, 2022.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]



20221216000453530 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/16/2022 02:03:14 PM FILED/CERT

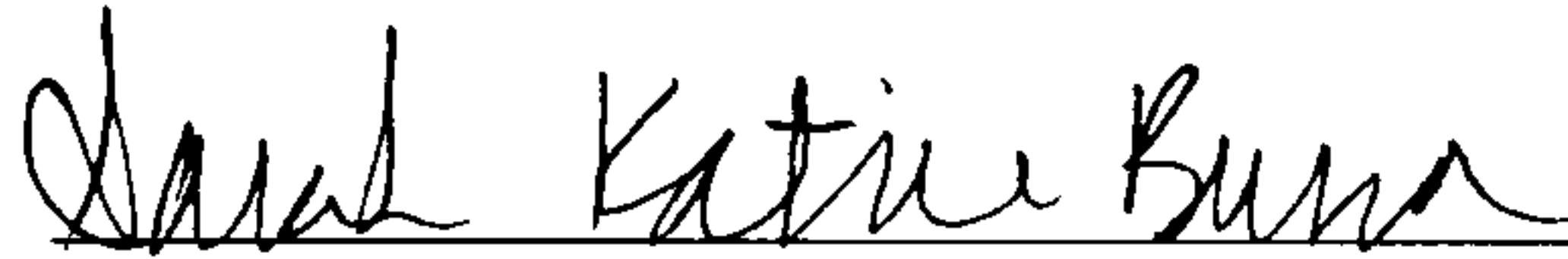
GRANTOR:


J. WOODARD PEAY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Woodard Peay**, as heir of Charles Head Peay, Jr., deceased, 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, he executed the same voluntarily on the day the same bears date.

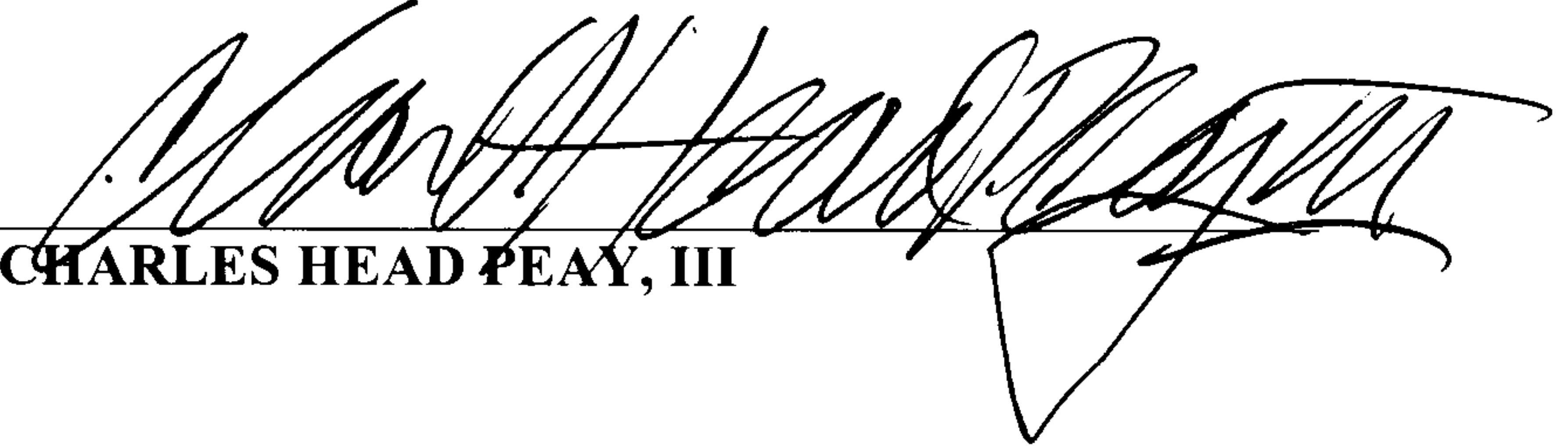
Given under my hand and official seal, this the 18 day of November, 2022.



NOTARY PUBLIC

My Commission Expires: 11/10/2025

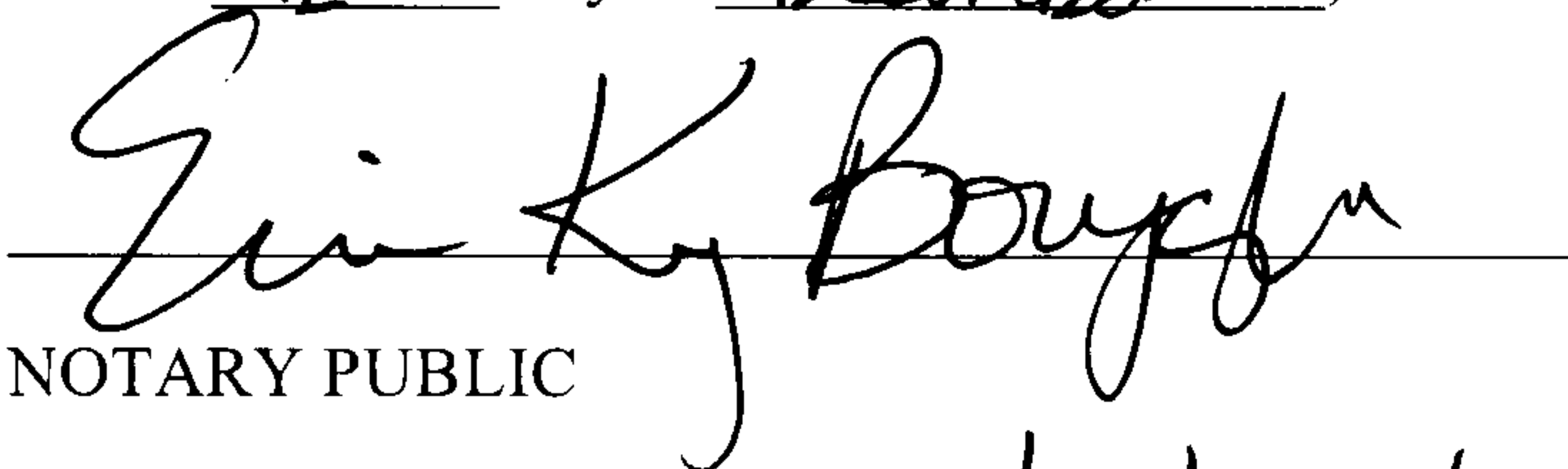
GRANTOR:


CHARLES HEAD PEAY, III

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Head Peay, III**, as heir of Charles Head Peay, Jr., deceased, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of December, 2022.


NOTARY PUBLIC

My Commission Expires: 07/25/2024

Real Estate Sales Validation Form

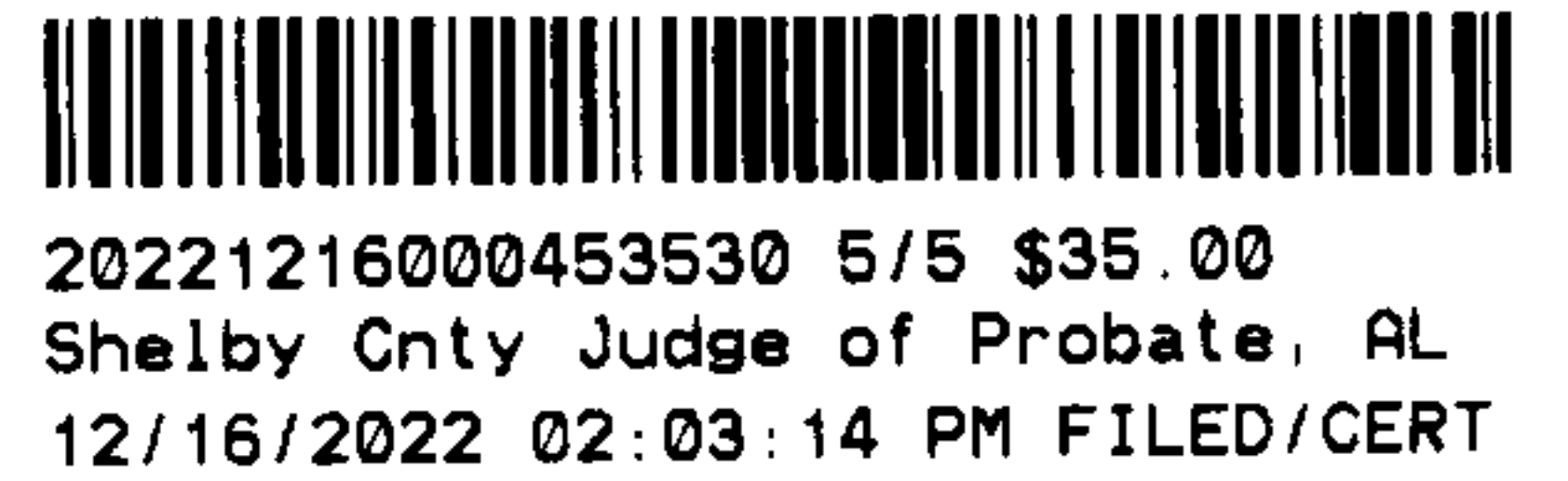
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name J. Woodard Peay and Charles Head Peay III
Mailing Address 4320 Warren Rd
Birmingham, AL 35213

Grantee's Name J. Woodard Peay and Charles Head Peay III
Mailing Address 4320 Warren Rd
Birmingham, AL 35213

Property Address Parcel 17 4 17 0 000 001.000

Date of Sale 11/18/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$985,370



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 tax assessor's market value
☐ 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 12/14/2022

Print Jack T. Carney

☐ Unattested
(verified by)

Sign Jack T. Carney
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1