

This instrument was prepared by:
Wm. Randall May
Fulmer, May & Stuckey, LLC
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242

Send Tax Notice To:
Carolyn Jaye R. Hayes
5440 Hickory Ridge Dr.
Birmingham, AL 35242



20221228000461450 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
12/28/2022 12:51:45 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Lou Ann R. Graves, a widowed woman** (herein referred to as Grantor), does remise, release, quit claim and convey unto **Carolyn Jaye R. Hayes, a single woman**, (herein referred to as Grantee), all right, title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence 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, Alabama; thence run S 00°13'16" W a distance of 181.65 feet to a found 1/2" rebar capped "SM Allen"; thence run S 00°09'28" W for a distance of 342.51 feet to the point of beginning of the parcel herein described, said point being a set 5/8" rebar capped "Clinkscapes"; thence run S 77°14'22" W for a distance of 317.50 feet to a set 5/8" rebar capped "Clinkscapes" on the Easterly Right of Way line of Salser Lane (40' R.O.W.); thence continue along said right of way line S 05°25'53" E for a distance of 45.79 feet to a set 5/8" rebar capped "Clinkscapes", said point beginning a curve to the left having a radius of 150.34 feet, a delta angle of 57°39'25", a chord bearing of S 38°25'11" E, and a chord distance of 144.98 feet; thence continue along said right of way and the arc of said curve for a distance of 151.28 feet to a set 5/8" rebar capped "Clinkscapes"; thence continue along said right of way S 70°50'41" E for a distance of 34.70 feet to a set 5/8" rebar capped "Clinkscapes", said point beginning a curve to the right having a radius of 619.45 feet, a delta angle of 19°18'45", a chord bearing of S 60°51'13" E, and a chord distance of 207.81 feet; thence continue along said right of way and the arc of said curve for a distance of 208.80 feet to a set 5/8" rebar capped "Clinkscapes"; thence leaving said right of way, run N 00°09'32" E for a distance of 341.90 feet to the point of beginning. Said parcel being 1.52 acres, more or less.

Subject to: Easements, restrictions, rights-of-way, recordings and encumbrances, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set her signature and seal, this the 28th day of December, 2022


Lou Ann R. Graves, Grantor




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Lou Ann R. Graves, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Lou Ann R. Graves**, 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 28th day of December, 2022.


Notary Public
My Commission Expires: 12/1/26

Real Estate Sales Validation Form

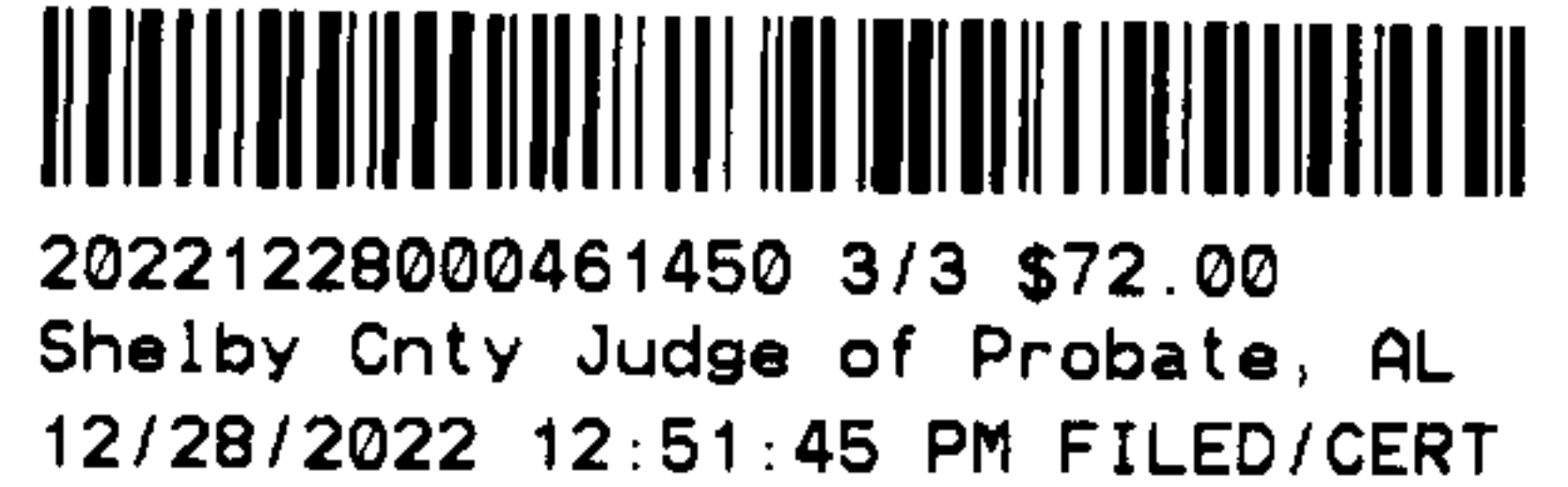
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lou Ann R. Graves
Mailing Address 211 Salser Lane
Columbiana, AL 35051

Grantee's Name Carolyn Jaye R. Hayes
Mailing Address 5440 Hickory Ridge Dr.
Birmingham, AL 35242

Property Address Salser Lane
Columbiana, AL 35051

Date of Sale 12/28/2022
Total Purchase Price \$ 175,100
or
Actual Value \$ 175,100
or
Assessor's Market Value \$ 175,100 (1/4 = 43,775)



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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Tax Assessor Values

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 12-28-2022

Print LOU ANN R. GRAVES

☒ Unattested

Sign Lou Ann R. Graves

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1