

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Elizabeth Moody Handley
Phillip Stancil Handley
Post Office Box 828
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten Dollars Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, **ELIZABETH MOODY HANDLEY**, (hereinafter referred to as GRANTOR), a married woman, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **ELIZABETH MOODY HANDLEY**, a married woman, and **PHILLIP STANCIL HANDLEY**, a married man, (hereinafter referred to as "GRANTEES") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

ADDRESS TO PROPERTY: 122 MOONEY ROAD, COLUMBIANA, ALABAMA 35051

TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

SUBJECT TO TAXES FOR 2022 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND PERMITS OF RECORD.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

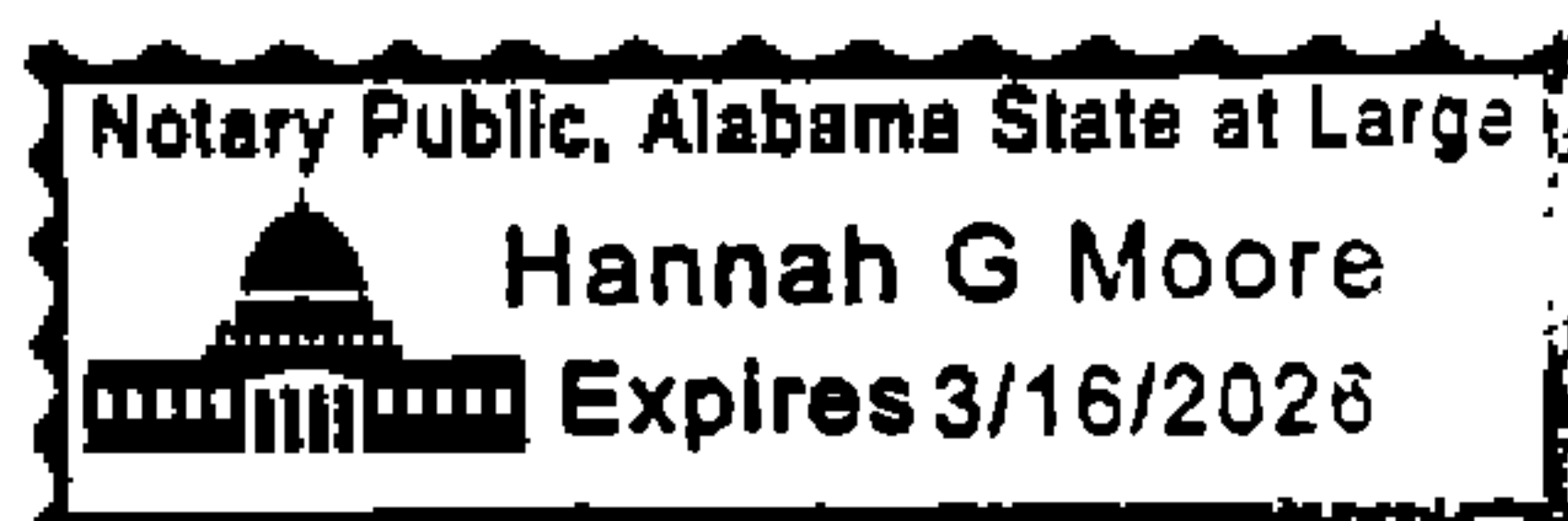
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this 22nd day of June, 2022.

Elizabeth Moody Handley (SEAL)
ELIZABETH MOODY HANDLEY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH MOODY HANDLEY**, whose name is signed to the foregoing instrument 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 day the same bears date.

Given under my hand and official seal this 22nd day of June 2022.



Hannah G. Moore
Notary Public
My commission expires: 3/16/2026

EXHIBIT A

A parcel of land situated in the N ½, Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of Lot 3 of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 85 degrees 55 minutes 21 seconds East, a distance of 75.17 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 125.04 feet; thence South 00 degrees 01 minute 17 seconds East, a distance of 214.16 feet to the northerly R.O.W. of Mooney Road, said point also being a non-tangent curve to the left, having a radius of 6064.89, a central angle of 01 degree 03 minutes 27 seconds and subtended by a chord which bears North 89 degrees 22 minutes 01 second West and a chord distance of 111.92 feet; thence along the arc of said curve and said R.O.W. line, a distance of 111.93 feet; thence South 88 degrees 44 minutes 32 seconds West and along said R.O.W. line, a distance of 12.89 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 204.32 feet The POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 8, 2013.

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

Grantor's Name Elizabeth Moody Handley
 Mailing Address Post Office Box 828
Columbiana, Alabama 35051

Grantee's Name Elizabeth Moody Handley
 Mailing Address Phillip Stancil Handley
Post Office Box 828
Columbiana, Alabama 35051

Property Address Post Office Box 828
Columbiana, Alabama 35051

Date of Sale 06/22/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$43,950.00 (1/2 value of assessor's)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/21/2023 08:47:02 AM
 \$72.00 JOANN
 20230321000076760

Allen S. Byrd

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 Shelby County Property Tax Assessor's website
☐ 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 3/20/2023

Print Samantha Rush

☒ Unattested

(verified by)

Sign

Samantha Rush

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1