

**THIS INSTRUMENT WAS PREPARED BY:**

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

**SEND TAX NOTICE TO:**

Phillip Stancil Handley  
Elizabeth Moody 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, **PHILLIP STANCIL HANDLEY**, (hereinafter referred to as GRANTOR), a married man, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **PHILLIP STANCIL HANDLEY**, a married man, and **ELIZABETH MOODY HANDLEY**, a married woman, (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: 108 MILDRED STREET, COLUMBIANA, AL**

**TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES**  
**THERE TO 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.

13<sup>th</sup> **IN WITNESS WHEREOF**, the said GRANTOR has hereunto set his signature and seal this day of July 2022.

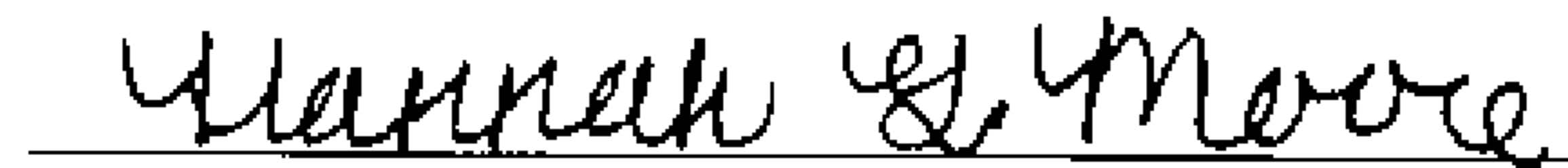
 (SEAL)  
**PHILLIP STANCIL HANDLEY**

**STATE OF ALABAMA        )**  
**SHELBY COUNTY         )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PHILLIP STANCIL 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of July 2022.



  
Notary Public  
My commission expires: 3/16/2026

# EXHIBIT A

Commencing at the SE corner of the SE¼ of the NE¼ of Section 26, Township 21 South, Range 1 West, and run North 3 deg. 30 min. West a distance of 618.44 feet to a point on the NW margin of Mildred Street (being the SE corner of the Shelby County Health Department Property); thence South 68 deg. 38 min. West along the NW margin of Mildred Street a distance of 131.0 feet to a point of beginning of the lot herein described; thence continue South 68 deg. 38 min. West along the said NW margin of Mildred Street a distance of 74.0 feet to a point; thence North 76 deg. 07 min. 30 sec. West a distance of 9.84 feet to a point (being the SE corner of the Post Office Property); thence North 3 deg. 12 min. West along the East boundary of the said Post Office Property a distance of 137.05 feet to a point (being the NE corner of the said Post Office Property); thence North 84 deg. 16 min. East a distance of 77.78 feet to a point; thence South 4 deg. 10 min. 30 sec. East a distance of 120.34 feet to a point of beginning. Situated in Shelby County, Alabama.

Being the same property conveyed by Jefferson D. Falkner, Jr. and wife, Janice Falkner and Robert Butterworth, Jr. and wife, Vivian Butterworth, to Dr. Dave Welch, Dr. James A. Stewart and Dr. David C. Allgood by deed dated February 17, 1978, filed for record in the Probate Office of Shelby County, Alabama on March 1, 1978 at 2:05 o'clock p.m. and recorded in Deed Book 310, Page 758.

Subject to existing easements, restrictions, set-back lines, rights-of-ways, limitations, if any, of record or title search.

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

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

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

Property Address 108 Mildred Street  
Columbiana, Alabama 35051

Date of Sale 6.22.2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 77,990.00 (1/2 assessor's value)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/21/2023 08:47:09 AM  
 \$106.00 JOANN  
 20230321000076830



The purchase price or actual value claim *Alvin S. Byrd* 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 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 03/20/2023

Print Samantha Rush

☒ Unattested  
 (verified by)

Sign Samantha Rush  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**