

20230321000076840

03/21/2023 08:47:10 AM

QCDEED 1/3

**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 GRANTEEES 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 "GRANTEEES") 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: 318 HIGHWAY 47 COLUMBIANA AL 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.


**22nd** IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal this  
day of **June**, 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 **22<sup>nd</sup>** day of June 2022.

  
Notary Public  
My commission expires: **311612026**

**EXHIBIT A**

**PARCEL A:**

Commence at the NW corner of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama; thence North 88 degrees 15 minutes 45 seconds East, a distance of 14.61 feet to the POINT OF BEGINNING; thence South 20 degrees, 34 minutes, 48 seconds East, a distance of 407.95 feet; thence South 88 degrees, 58 minutes, 07 seconds West, a distance of 158.61 feet; thence South 88 degrees 36 minutes 08 seconds West, a distance of 650.10 feet; thence North 01 degrees 57 minutes, 06 seconds West, a distance of 211.43; thence North 76 degrees 06 minutes 10 seconds East, a distance of 461.42 feet; thence North 45 degrees, 13 minutes 47 seconds East, a distance of 260.78 feet; thence South 20 degrees 23 minutes 37 seconds East, a distance of 70.85; thence 20 degrees 34 minutes 48 seconds East, a distance of 41.39 feet to the POINT OF BEGINNING.

Said Parcel Containing 5.40 acres, more or less.

**PARCEL B:**

Commence at the NW corner of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama; thence North 88 degrees 15 minutes 45 seconds East, a distance of 112.56 feet to the POINT OF BEGINNING; thence South 19 degrees 39 minutes 15 seconds East, a distance of 164.71 feet; thence North 65 degrees 44 minutes 50 seconds East, a distance of 80.54 feet to a point on the Southwesterly R.O.W. line of Shelby County Highway 47, said point also being the beginning of a curve to the right, having a radius of 2086.88, a central angle of 00 degrees 23 minutes 55 seconds, a subtended by a chord which bears North 24 degrees 21 minutes 39 seconds West, and a chord distance of 14.52 feet; thence along the arc of said curve and said R.O.W. line, a distance of 14.52 feet; thence North 23 degrees, 11 minutes 22 seconds West and along said R.O.W. line a distance of 138.63 feet to the beginning of a curve to the right, having a radius of 2950.92, a central angle of 03 degrees 10 minutes 52 seconds, and subtended by a chord which bears North 22 degrees 19 minutes, 02 seconds West, and a chord distance of 163.81; thence along the arc of said curve and said R.O.W. line, a distance of 163.83 feet; thence South 68 degrees 25 minutes 26 seconds West and

**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 318 Highway 47  
Columbiana, Alabama 35051

Date of Sale 6.22.2022

Total Purchase Price \$

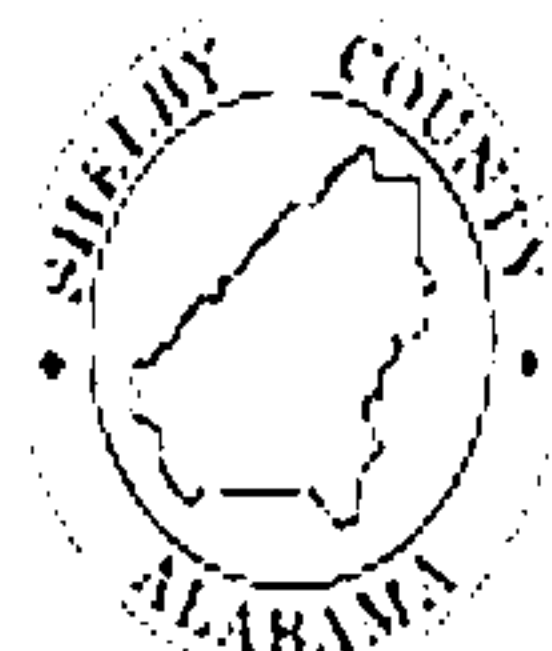
or

Actual Value \$

or

Assessor's Market Value \$ 29,910.00 (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 08:47:10 AM  
 \$58.00 JOANN  
 20230321000076840



Purchase price or actual value claimed \$ 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**