

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: 245 & 249 OLD HIGHWAY 25 WEST, COLUMBIANA, AL

**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.

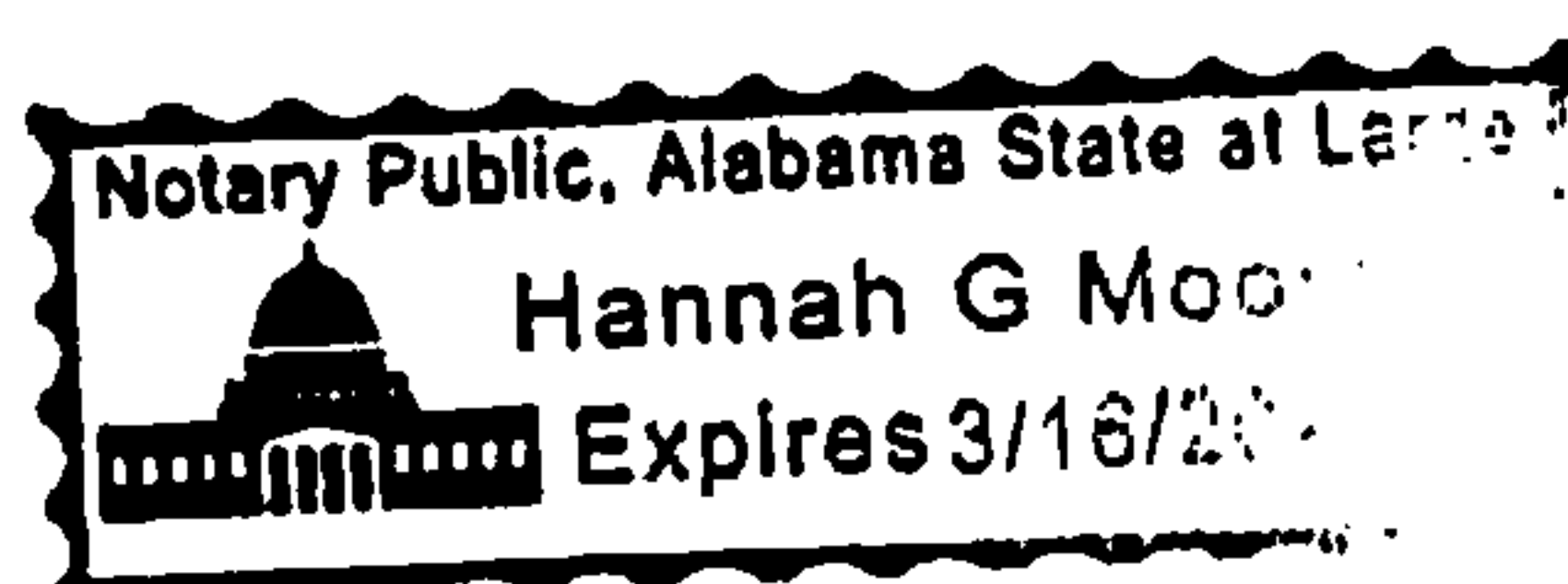
13th **IN WITNESS WHEREOF**, the said GRANTOR has hereunto set his signature and seal this day of July 2022.

 (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 13th day of July 2022.



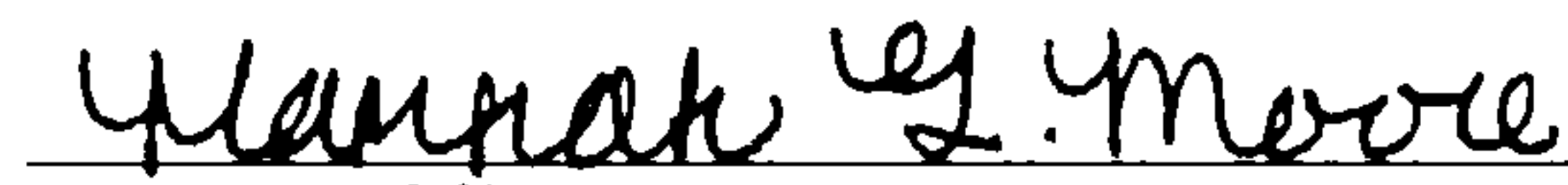

Notary Public
My commission expires: 3/16/2024

EXHIBIT A

Commence at the intersection of the West right of way line of the L&N Railroad with the Southeastern line of the Calera-Columbiana highway, and run thence Southerly along the West R/W line of said Railroad, a distance of 300.00 feet; thence turn a deflection angle of 59 deg. 13 min. 00 sec. to the right and run Southwesterly a distance of 150.00 feet, to the point of beginning; thence turn a deflection angle of 120 deg. 47 min. 0 sec. to the right and run a distance of 89.80 feet; thence turn a deflection angle of 88 deg. 53 min. to the left and run a distance of 130.52 feet; thence turn a deflection angle of 85 deg. 40 min. 00 sec. to the right and run a distance of 138.82 feet, to the Southeast right of way line of the Columbiana-Calera Highway, Alabama State Highway No. 25; thence turn a deflection angle of 112 deg. 27 min. 30 sec. to the left, to the tangent of a r/w curve; thence run along said curve (whose Delta Angle is 1 deg. 36 min. 27 sec. to the right, Radius is 5,855.88 feet; tangent is 82.28 feet, length of arc is 163.75 feet); thence turn a deflection angle of 57 deg. 42 min. 36 sec. to the left, from the tangent of said r/w curve and run a distance of 288.41 feet; thence turn a deflection angle of 98 deg. 13 min. 21 sec. to the left and run a distance of 328.14 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 123.24 feet, to point of beginning. Situated in West 1/2 of the East 1/2 of the SE1/4, Sec. 26, Township 21 South, Range 1 West, Shelby County, Alabama.

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

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 245 Old Highway 25 West
Columbiana, Alabama 35051

Date of Sale 7.13.2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 142,230.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2023 08:07:51 AM
 \$170.50 PAYGE
 20230503000130130

Allen S. Bayl

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 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 5.2.2023

Print Samantha Rush

☒ Unattested
 (verified by)

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

Form RT-1