

**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: 312 HIGHWAY 47 SOUTH, 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.

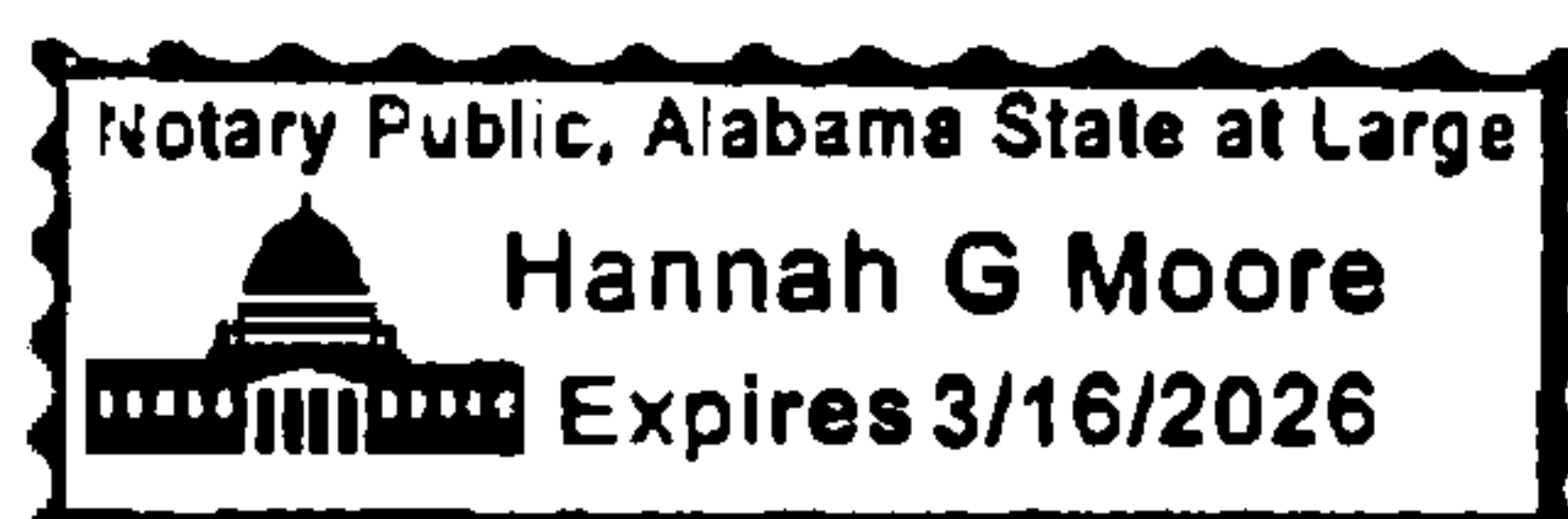
13<sup>th</sup> **IN WITNESS WHEREOF**, the said GRANTOR has hereunto set his signature and seal this day of July 2022.

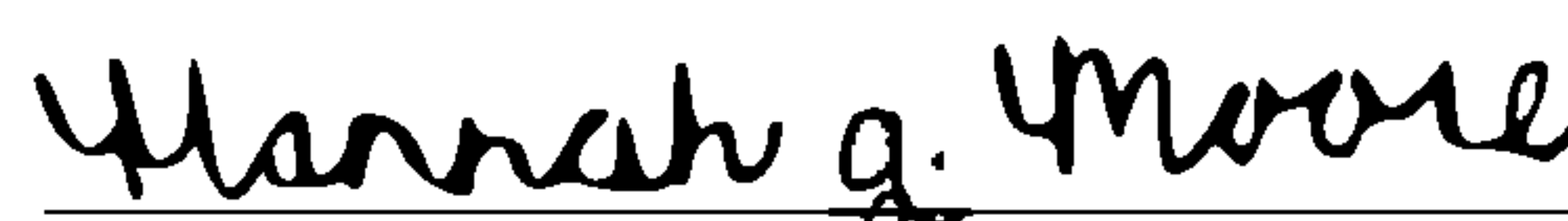
 **PHILLIP STANCIL HANDLEY** (SEAL)

**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: 311612026

# **EXHIBIT A**

**PARCEL 1:**

A PARCEL OF LAND SITUATED IN THE SW ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 177.46 FEET TO THE WEST R/O/W LINE OF THE COLUMBIANA-SHELBY HIGHWAY; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST R/O/W LINE OF THE SAID HIGHWAY A DISTANCE OF 181.60 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE RUN IN A WESTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF THE LOT BEING CONVEYED A DISTANCE OF 51.48 FEET, MORE OR LESS, TO THE EAST LINE OF THE R/O/W LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE EAST R/O/W LINE OF SAID RAILROAD A DISTANCE OF 47 FEET TO PROPERTY NOW OWNED BY SOUTH COLUMBIANA CHURCH OF CHRIST; THENCE TURN AN ANGLE OF 88 DEG. 05 MIN. TO THE RIGHT AND RUN A DISTANCE OF 51.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE COLUMBIANA-SHELBY HIGHWAY; THENCE TURN AN ANGLE OF 88 DEG. 41 MIN. TO THE RIGHT AND RUN ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 47.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**PARCEL 2:**

A LOT BEING A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 25 AND A PART OF THE SE ¼ OF SE ¼, SECTION 26, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT FORMERLY BELONGING TO MARY L. RASCOE, TRANSFERRED TO FOSTER, ON THE WEST RIGHT OF WAY OF COLUMBIANA-SHELBY HIGHWAY AND RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF FOSTER LOT TO THE EAST RIGHT OF WAY LINE OF L. & N. RAILROAD; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID RAILROAD TO THE SW CORNER OF A LOT FORMERLY BELONGING TO W. T. SCALE, TRANSFERRED TO WARREN; THENCE IN AN EASTERLY DIRECTION ALONG LOT FORMERLY BELONGING TO SCALE TO THE WEST RIGHT OF WAY LINE OF COLUMBIANA-SHELBY HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ROAD RIGHT OF WAY TO POINT OF BEGINNING, EXCEPTING THE NORTH 25 FEET THEREOF SOLD TO WILLIE LEE AND MYRLE WARREN AS SHOWN BY DEED BOOK 242 PAGE 322 IN PROBATE OFFICE; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

IT BEING THE INTENT OF THIS INSTRUMENT TO CONVEY THAT PROPERTY DESCRIBED BY THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 307 PAGE 480 OF THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

EXCEPTING EASEMENTS AND PERMITS GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN DEED BOOK 147 PAGE 401 AND 398 IN THE PROBATE OFFICE

**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 312 Highway 47 South  
Columbiana, Alabama 35051

Date of Sale 07/13/2022

Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 24,680.00 (1/2 assessor's value)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/03/2023 08:07:52 AM  
 \$53.00 PAYGE  
 20230503000130140



*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 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 05.02.2023

Print Samantha Rush

☒ Unattested  
 (verified by)

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

**Form RT-1**