

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Jenel A. Allred and Stacy D. Allred
Patrick R. Mead and Crystal D. Mead
46140 Highway 25
Vincent, Alabama 35178

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

QUIT CLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Nellie Wilson**, an unmarried individual, (hereinafter referred to as GRANTOR) hereby releases, quit claims, grants, sells and conveys unto the GRANTEES, **Jenel A. Allred, Stacy D. Allred, Patrick R. Mead and Crystal D. Mead**, (hereinafter referred to as GRANTEES), whose address is 46140 Highway 25, Vincent, Alabama 35178 in fee simple, as tenants in common together with every contingent remainder and right of revision, all of her right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The SW 1/4 of NE 1/4 and all that part of the NW 1/4 of NE 1/4 lying south of Jim Burk Road, containing 23 acres, more or less. ALSO, beginning at the SE corner of the NE 1/4 of NE 1/4 of Section 33, Township 18, Range 2 East; thence north 169 feet; thence west 90 feet; thence south 169 feet; thence east 90 feet to the starting point, containing 1/3 of an acre, more or less. ALSO, one lot in Calcis, Alabama, beginning on the east side of the Glovers Ferry Road on the line between H.D. Adams and A.G. Embry, opposite the SE corner of the E.A. Turner, Jr. Lot and running along said line east 137 feet; thence north 160 feet; thence west to the Glovers Ferry Road; thence along said road to the starting point. ALSO, one lot in Calcis, Alabama, beginning at the NE corner of the C. Yost lot and running north 160 feet to the street; thence along said street west 90 feet; thence south 160 feet to the C. Yost lot; thence along said C. Yost lot east 90 feet to the starting point. ALSO, one lot in Calcis, Alabama, beginning at the NW corner of the J.M. Turner lot and running south along line of J.M. Turner lot 160 feet; thence east 90 feet; thence north 160 feet to the street; thence west 90 feet along said street to the starting point, and containing 1/3 of an acre, more or less. All these lots are a part of the NE 1/4 of NE 1/4 of Section 33 Township 18, Range 2 East, and situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property: Begin at a point on the East side of the Glover's Ferry Road where the same crosses the South line of the NE 1/4 of Section 33, Township 18, Range 2 East and run thence East along the South line of said 1/4 - 1/4 Section a distance of 137 feet; thence run North and parallel with the East line of said 1/4 - 1/4 Section 160 feet to the South right-of-way line of Alabama Highway 25; thence run West along the South line of said Alabama Highway 25 to a point where the same intersects the East line of Glover's Ferry Road; thence South along the East line of said Glover's Ferry Road to the point of beginning of the lot herein described. This lot being a part of the NE 1/4 of the NE 1/4 of Section 33, Township 18, Range 2 East.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

Note: The preparer of this deed has not researched the title to subject property.



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as tenants in common; it being the intention of the parties to this conveyance that in the event of the death of one GRANTEE, his or her share shall pass to the estate or heirs of that said GRANTEE, as tenants in common with the surviving GRANTEES or their heirs forever.

IN WITNESS WHEREOF, said GRANTOR, **Nellie Wilson**, has hereunto set her hand and seal this the 12th day of **April, 2023**.

Nellie Wilson
Nellie Wilson

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Nellie Wilson**, a married individual, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2023.

Lee Ann Davis
NOTARY PUBLIC
My Commission Expires: 8/11/24



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nellie Wilson
Mailing Address 46140 Hwy. 25
Vincent, AL 35178

Grantee's Name _____
Mailing Address _____

Property Address 46140 Hwy. 25
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 47,430⁰⁰

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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

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 5-10-23

Unattested

(verified by)

Print

Sign

Jenel Allred
Jenel Allred
(Grantor/Grantee/Owner/Agent) circle one

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Shelby Cnty Judge of Probate, AL
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Form RT-1