

File No. CF-AL-214444

STATE OF ALABAMA )  
COUNTY OF SHELBY )

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT BYRON SHAW and CANDACE SHAW, also known as CANDY SHAW, husband and wife (together herein, "Grantors"), whose address is 1667 Hwy. 50, Vandiver, AL 35176, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to BYRON SHAW and CANDACE SHAW, husband and wife (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 1667 Hwy. 50, Vandiver, AL 35176, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1667 Hwy. 50, Vandiver, AL 35176  
SOURCE OF TITLE: Instrument Number 20201005000450140  
PROPERTY ID: 041010001007.001

REAL PROPERTY TAX: \$ ~~0~~ due and payable by December 31<sup>st</sup> of the current year

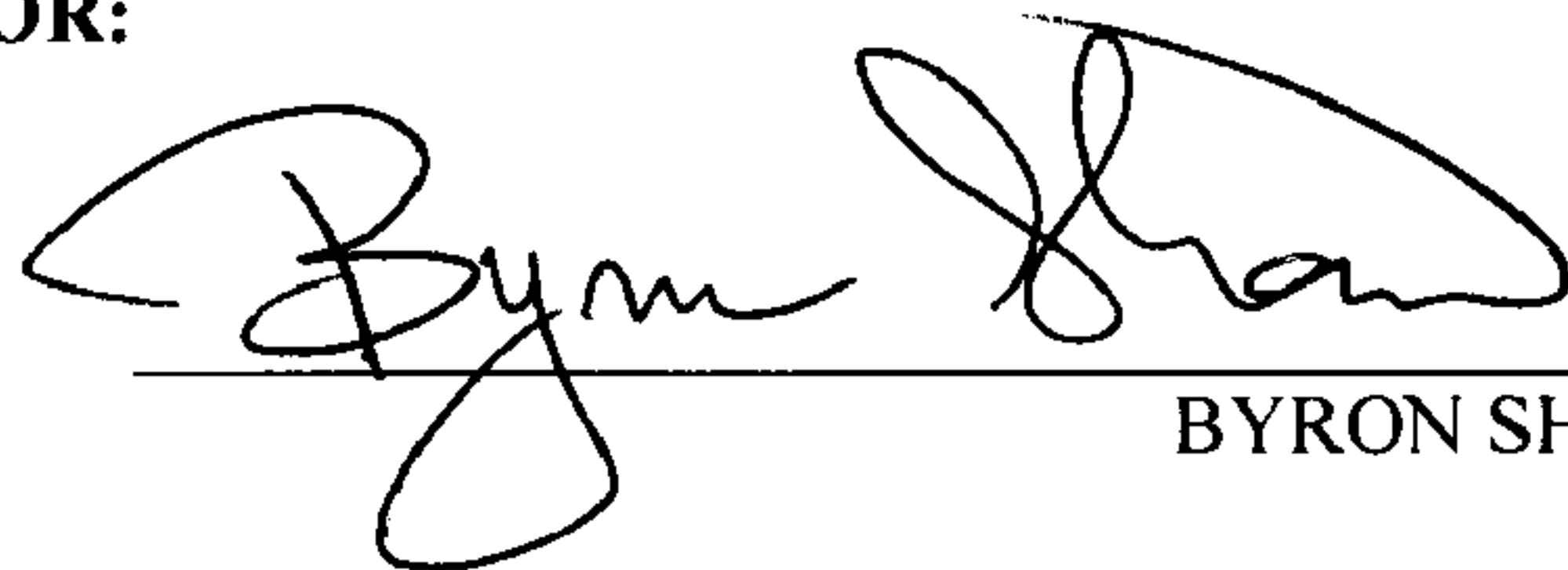
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 25<sup>th</sup> day of April, 2023

GRANTOR:

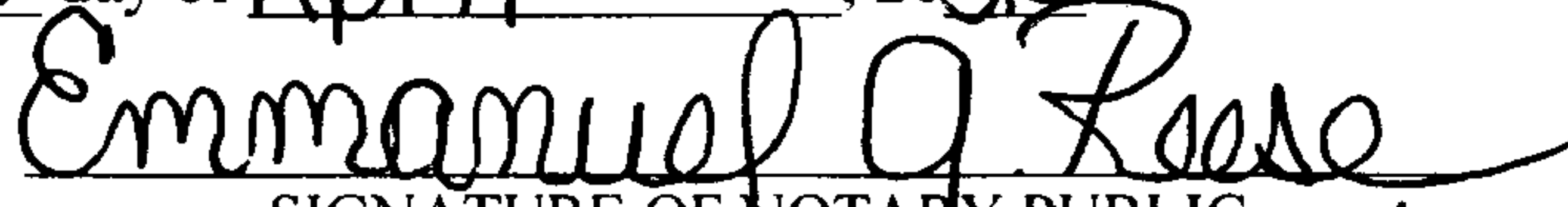
 (SEAL)  
BYRON SHAW

STATE OF Alabama  
COUNTY OF Shelby

I, Emmanuel A. Reese the undersigned Notary Public in and for said State and County, hereby certify that BYRON SHAW, a married man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of April, 2023

[Affix Notary Seal]

  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 6/18/24

**Emmanuel A. Reese**  
**Notary Public**  
**Alabama State at Large**  
**Comm. Exp. 06/18/24**

GRANTOR:

Candace Shaw (SEAL)  
CANDACE SHAW, also known as CANDY SHAW  
AKA Candy Shaw

STATE OF Alabama  
COUNTY OF Shelby

I, Emmanuel A. Reese the undersigned Notary Public in and for said State and County, hereby certify that CANDACE SHAW, also known as CANDY SHAW, a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of April, 2023

[Affix Notary Seal]

**Emmanuel A. Reese**

**Notary Public**

**Alabama State at Large**

**Comm. Exp. 06/18/24**

Emmanuel A. Reese  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 6/18/24

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

BYRON SHAW  
CANDACE SHAW  
1667 HWY. 50  
VANDIVER, AL 35176

The Grantee's address is:

BYRON SHAW  
CANDACE SHAW  
1667 HWY. 50  
VANDIVER, AL 35176

**EXHIBIT A**

[Legal Description]

A PART OF THE SE 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AND A PART OF THE NW 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST, THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION 132 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED: THENCE 90 DEG. 00 MINUTES TO THE RIGHT IN A NORTHERLY DIRECTION 178.20 FEET; THENCE 90 DEG. 00 MIN. TO THE LEFT IN A WESTERLY DIRECTION 212.0 FEET; THENCE 90 DEG. 00 MIN. TO THE LEFT IN A SOUTHERLY DIRECTION A DISTANCE OF 430 FEET, MORE OR LESS TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF COUNTY HIGHWAY #50; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NW RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #50 A DISTANCE OF 275.73 FEET TO A POINT; THENCE 58 DEG. 10 MIN. TO THE LEFT AND RUN NORTH A DISTANCE OF 105.62 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN EXCEPTED.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



Real Estate Sales Validation Form

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

Grantor's Name Byron Shaw and Candy Shaw  
Mailing Address 1667 Hwy. 50  
Vandiver, AL 35176

Grantee's Name Byron Shaw and Candace Shaw  
Mailing Address 1667 Hwy. 50  
Vandiver, AL 35176

Property Address 1667 Hwy. 50  
Vandiver, AL 35176

Date of Sale  
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 236.640.00

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 2023 Tax Certificate

☐ Closing Statement

\*Deed to correct name from Candy to Candace Shaw

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 4/25/2023

Print Byron Shaw

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/19/2023 08:13:14 AM  
\$36.00 JOANN  
20230619000181760

Allen S. Bayl