



20230706000201720 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
07/06/2023 02:45:02 PM FILED/CERT

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Ms. Ashley Buchanan
16 Dixie Lane
Vincent, Alabama 35178

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **ROMAN CLAY GOWERS**, an unmarried man (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto my sister, **ASHLEY BUCHANAN** (herein referred to as Grantee), all my right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

From a 1" pipe at the SE corner of the NW 1/4 SE 1/4 Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 SE 1/4 for a distance of 338.54 feet to a 1/2" rebar that is 1015.63 feet East of a 5/8" rebar at the SW corner of said NW 1/4 SE 1/4; thence turn 90° 06' 57" right and run a distance of 536.25 feet to a 1/2" rebar; being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 128.45 feet to a 1/2" rebar; thence turn 89° 53' 55" left and run a distance of 339.13 feet to a 1/2" rebar; thence turn 90° 09' 08" left and run a distance of 128.45 feet to a 1/2" rebar; thence turn 89° 50' 52" left and run a distance of 339.02 feet to the Point of Beginning of herein described parcel of land, containing 1.00 acres.

Also, a 20.00' easement for ingress and egress, to-wit: From the SE corner of the above described parcel of land, run thence West along the South boundary of said parcel for a distance of 131.00 feet to the Point of Beginning of the centerline of herein described 20.00 foot easement for ingress and egress; thence turn 106° 30' 29" left and run along said easement centerline for a distance of 240.57 feet to a point and the following courses: 45° 18' 31" right for 218.56 feet; 13° 33' 37" right for a distance of 68.47 feet; 29° 10' 28" right for a distance of 71.40 feet; 17° 29' 12" right for a distance of 242.23 feet; thence turn 02° 48' 29" right and run along said easement centerline for a distance of 215.02 feet to a point of termination on the Northeasterly boundary of County Highway 83 (80' R.O.W.).

The Grantor, Roman Clay Gowers, acquired the above described property pursuant to the deeds recorded as Instrument No. 20031114000754390 and Instrument No. 20070925000450320 in the Office of the Judge of Probate of Shelby County, Alabama. The Grantor's father, Rocky J. Gowers, obtained a tax deed for said property which is recorded as Instrument No. 20120618000213360 in the Office of the Judge of Probate of Shelby County, Alabama. The said Rocky J. Gowers died intestate on

Shelby County, AL 07/06/2023
State of Alabama
Deed Tax: \$11.50



or about April 16, 2022, and was unmarried at the time of his death. Rocky J. Gowers had two (2) children, namely, the Grantor, Roman Clay Gowers, and the Grantee, Ashley Buchanan. Consequently, the Grantor and Grantee each inherited an equal interest from their deceased father of all of his interest in the above described property. The purpose of this deed is for the Grantor to now convey any and all interest he may have in the property, including the easement, to his sister, Ashley Buchanan, as the Grantee herein, such that she is the sole owner, and with full use, right, authority and interest in and to the easement.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2023.

Roman Clay Gowers
 Roman Clay Gowers

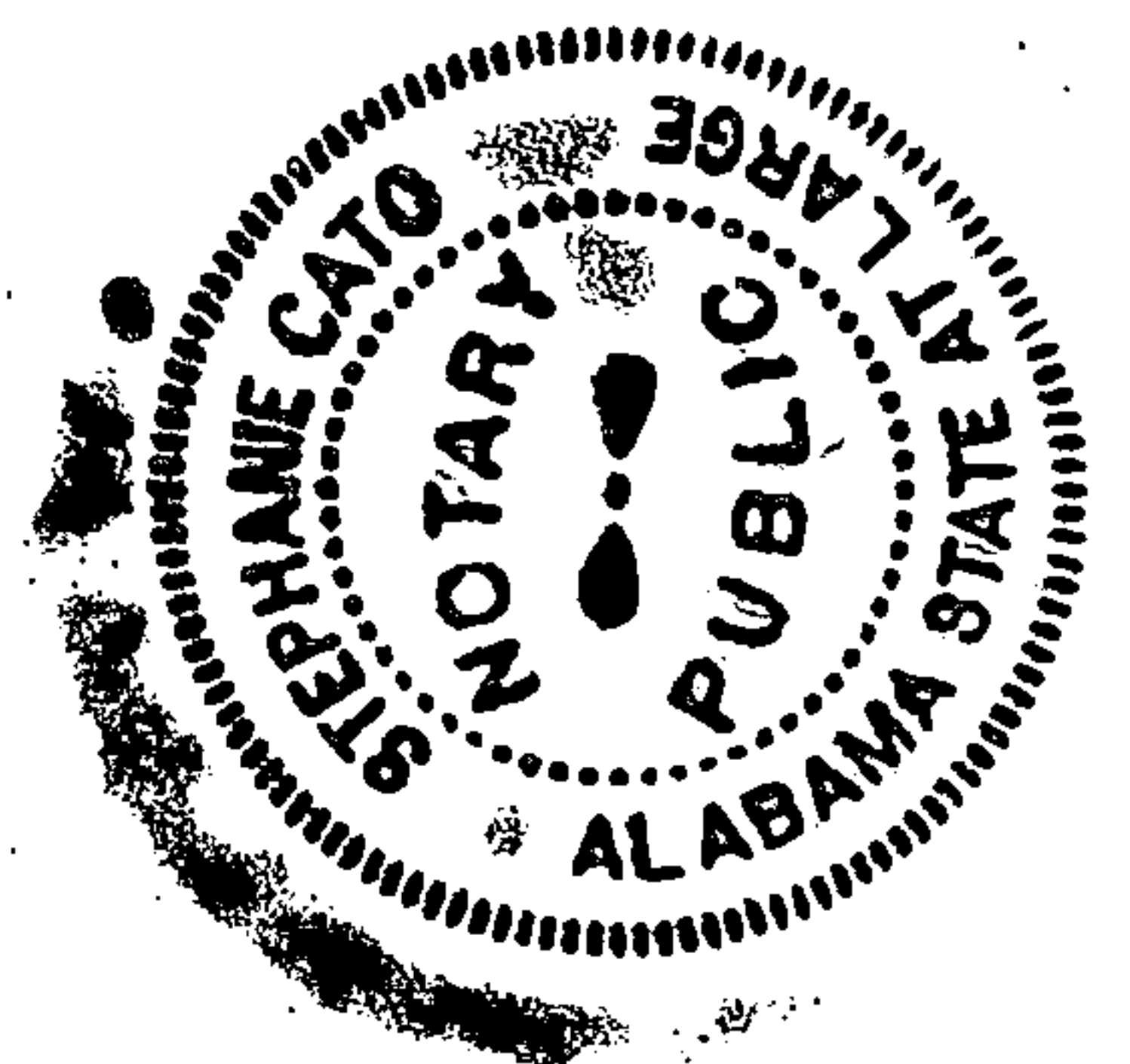
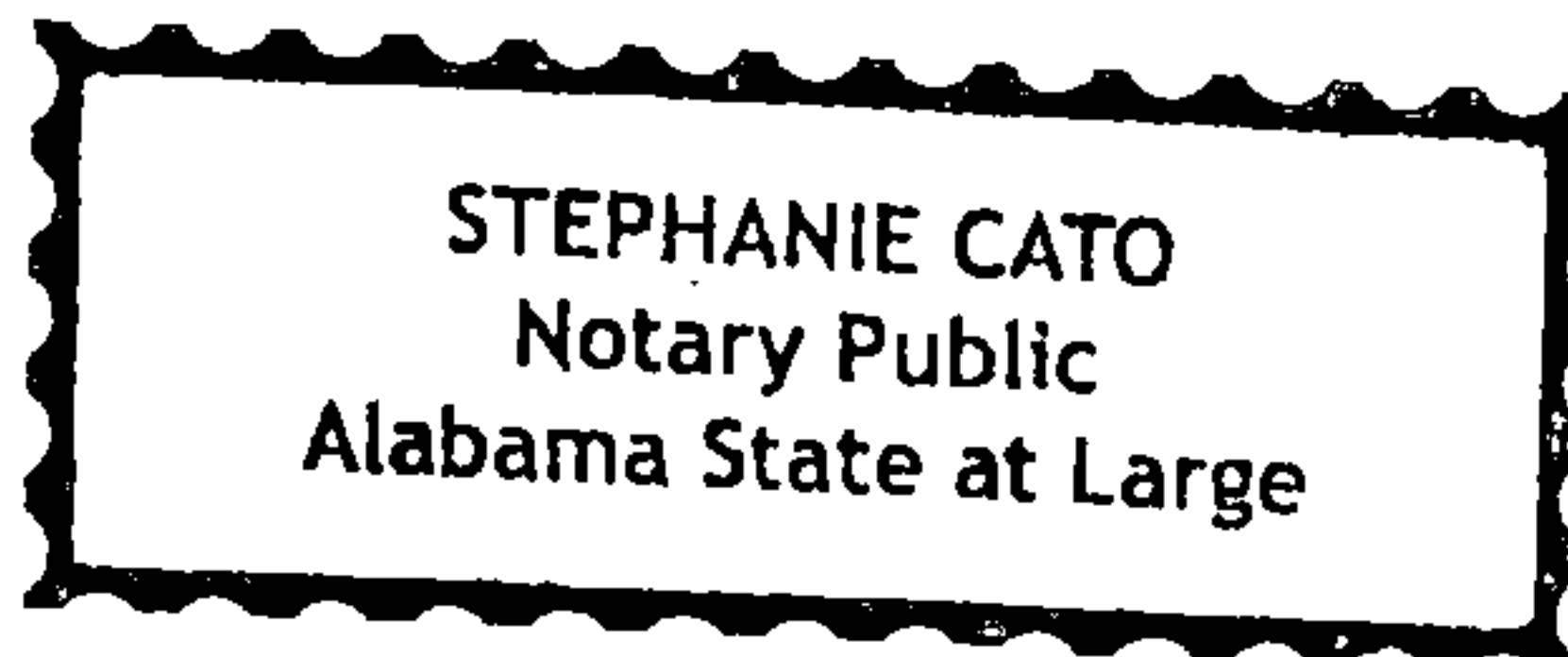
STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Roman Clay Gowers, an unmarried 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of July, 2023.

Stephanie Cato
 Notary Public

My Commission Expires: 4-26-26



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Grantor's Name Roman Clay Gowers
Mailing Address 47 Coose Island Lane
Cropwell, AL 35045

Grantee's Name Ashley Buchanan
Mailing Address 16 Dixie Lane
Vincent, Alabama 35178

Property Address 436 Highway 83
Harpersville, Alabama 35078

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ $\$22,950.00 \times 1/2 = \$11,475.00$

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 Property Tax Commissioner
☐ 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 _____

Print Roman Clay GOWERS

☐ Unattested

Sign Roman Clay Gowers
(Grantor/Grantee/Owner/Agent) circle one

(verified by)