



20230807000237930 1/3 \$167.50
Shelby Cnty Judge of Probate, AL
08/07/2023 02:30:58 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Ashley Lesley
110 Blue Loop
Montevallo, Alabama 35115

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL PERSONS BY THESE PRESENTS,

SHELBY COUNTY)

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **WILLIAM RAYMOND HUGHES**, (hereinafter referred to as GRANTOR), a unmarried man, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **ASHLEY LESLEY**, (hereinafter referred to as "GRANTEE"), a unmarried woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

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.

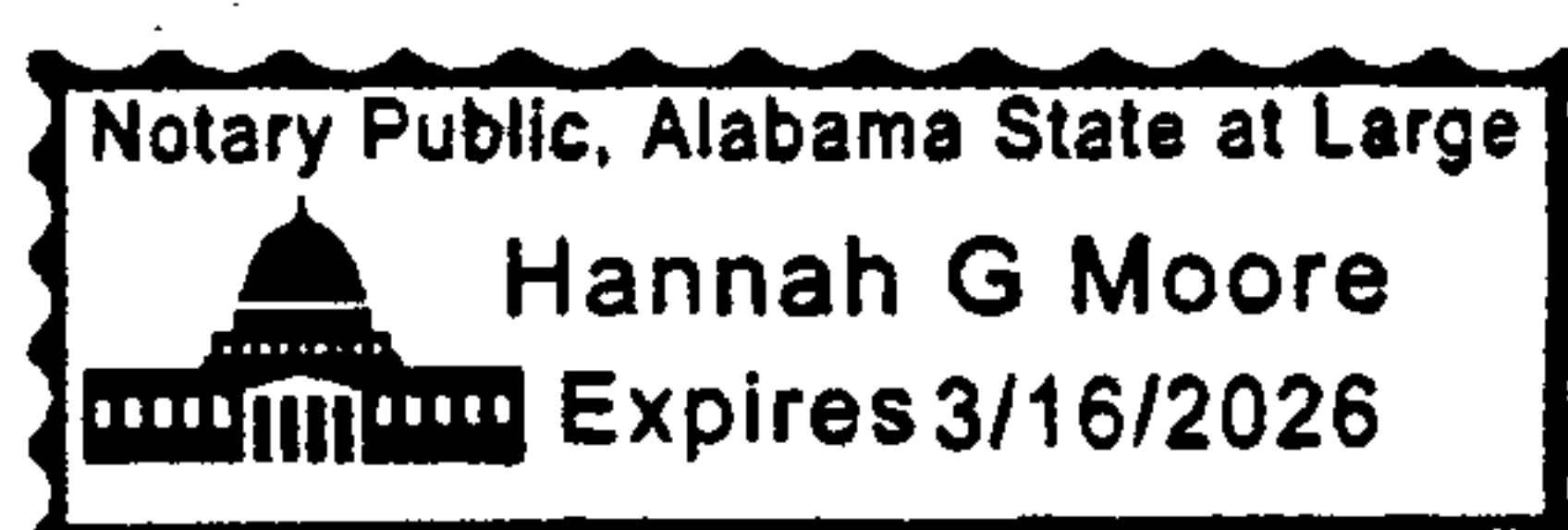
IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set his signature and seal this 7th day of August 2023.

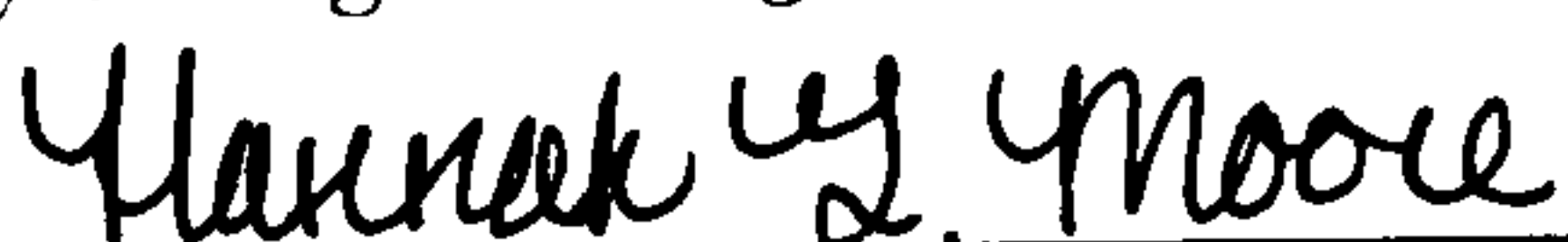
 (SEAL)
WILLIAM RAYMOND HUGHES

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM RAYMOND HUGHES** 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 bear's date.

Given under my hand and official seal this 7th day of August 2023.




Notary Public
My commission expires: 3/16/2026

Shelby County, AL 08/07/2023
State of Alabama
Deed Tax: \$139.50



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EXHIBIT A

TRACT NO. 6 Begin at the northeast corner of Section 1 Township 24 North, Range 12 East; thence southwesterly along the west line of said section 2218.00 feet to the south right-of-way of Highway 25; thence westerly along said south right-of-way 205.00 feet to the northwest corner of the Logan property; thence left 86 deg. 53 min. in a southerly direction along an old fence 424.69 feet to the point of beginning; thence right 90 deg. 55 min. in a westerly direction 258.90 feet; thence left 93 deg. 25 min. in a southerly direction 165.70 feet to the centerline of an old road; thence left 87 deg. 14 min. in an easterly direction along said centerline 251.63 feet to said old fence; thence left 90 deg. 16 min. in a northerly direction 162.73 feet to the point of beginning.

Also conveyed hereby is an easement of a uniform width of 15 feet over and across other property of the previous grantor, to provide ingress and egress to and from the above described parcel and Alabama Highway No. 25.

Also, one-half interest in TRACT NO. 3 Begin at the northeast corner of Section 1, Township 24 North, Range 12 East; thence southwesterly along the west line of said section 2218.00 feet to the south right-of-way of Highway 25; thence westerly along said south right-of-way 205.00 feet to the northwest corner of the Logan property, said point being the point of beginning; thence left 86 deg. 53 min. in a southerly direction along an old fence 424.69 feet; thence right 90 deg. 55 min. in a westerly direction 258.90 feet; thence right 86 deg. 35 min. in a northerly direction 339.40 feet to said south right-of-way; thence right 88 deg. 15 min. in an easterly direction along said south right-of-way 269.00 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name William Raymond Hughes
Mailing Address 110 Blue Loop
Montevallo, Alabama 35115

Grantee's Name Ashley Lesley
Mailing Address 110 Blue Loop
Montevallo, Alabama 35115

Property Address 110 Blue Loop
Montevallo, Alabama
35115

Date of Sale 08/07/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$139,200

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 08/07/2023

Print Ashley Lesley

☒ Unattested

(verified by)

Sign Ashley Lesley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1