



20230906000269080 1/5 \$426.00  
Shelby Cnty Judge of Probate, AL  
09/06/2023 09:47:26 AM FILED/CERT

**GRANTEE'S ADDRESS: 6349 Cahaba Valley Road, Birmingham, AL 35242**

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY ) **QUIT CLAIM DEED**

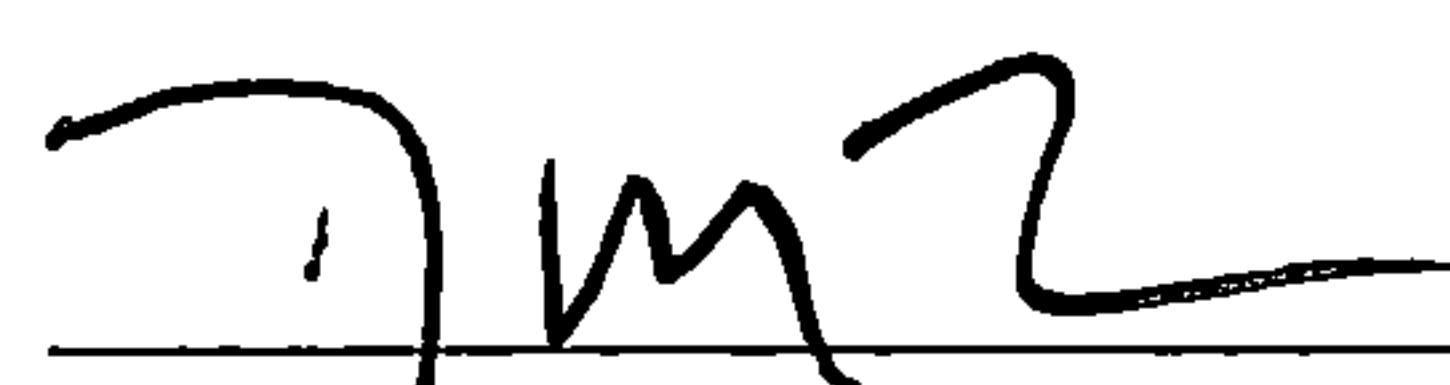
**KNOWN ALL MEN BY THESE PRESENTS:** That pursuant to the *Settlement Agreement and Final Decree of Divorce in the Circuit Court of Shelby County, Alabama, Case No. DR-2021-900198.00*, the undersigned Grantor, **James Calvin Traywick, Jr., a single person**, does remise, release, quit claim, and convey to **Sandra Slaton Traywick, a single person**, all my interest, right, title and claim in or to the real estate described in Exhibit A, attached hereto, which is situated in Shelby County and is subject to an easement described in Exhibit B, attached hereto, with said easement being for the purpose of ingress and egress and any other necessary use which shall run with the land.

**The drafter of this instrument acted as a scrivener only and no representation is made regarding chain of title or the accuracy of the description contained herein.**

**TO HAVE AND TO HOLD**, to the said **Sandra Slaton Traywick**, her heirs, and assigns forever.

Given under my hand and seal, this 5<sup>th</sup> day of Sept., 2023.

Signed, Sealed and Delivered  
in the Presence of:

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
James Calvin Traywick, Jr.

THE STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned, authority in and for said County and State, hereby certify that **James Calvin Traywick, Jr**, 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 date the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of Sept, 2023.

Shelby County, AL 09/06/2023  
State of Alabama  
Deed Tax: \$392.00



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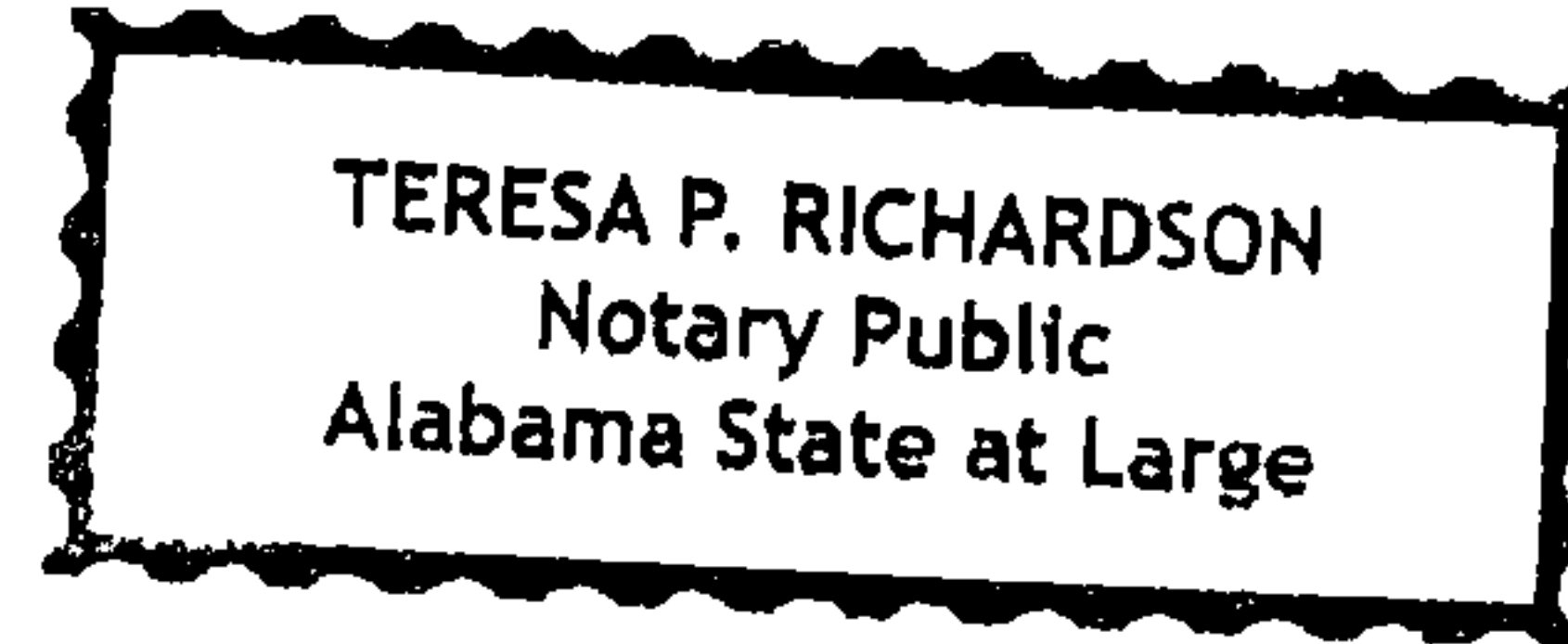
*TJR*

NOTARY PUBLIC

My Commission Expires My Commission Expires  
September 5, 2026

**THIS INSTRUMENT WAS PREPARED BY:**

**David G. Thomas**  
**2100 Southbridge Parkway, Suite 650**  
**Birmingham, AL 35209**  
**(205) 623-2202 (telephone)**





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**EXHIBIT "A"**

**PARCEL 2**

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama; thence Easterly along the North line of said quarter-quarter 443.90 feet; thence right 116 degrees 54 minutes 27 seconds Southwesterly 359.96 feet to the point of beginning of Parcel 2; thence continue along last described course 165.09 feet; thence right 90 degrees 00 minutes 00 seconds Northwesterly 533.17 feet to a point on the Southeasterly right of way line of Shelby County Highway number 119; thence right 91 degrees 40 minutes 00 seconds to the chord of a curve to the left, Northeasterly 165.14 feet to a point on said right of way; thence right 88 degrees 20 minutes 00 seconds from said chord Southeasterly 528.36 feet to the point of beginning.



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## Exhibit "B"

AN EASEMENT 12 feet in width, adjoining the northerly boundary of foregoing Parcel 2, more particularly described as follows: Commence at the Northwest corner of the Northwest One-quarter of the Northeast One-quarter of Section 7, Township 19 South, Range 1 West; thence Easterly along the North line of said quarter-quarter 443.90 feet; thence right 116 degrees 54 minutes 27 seconds, southwesterly 359.96 feet to the northeasterly corner of Parcel 2; thence right 90 degrees 00 minutes 37 seconds, northwesterly 251.08 feet to the Point of Beginning; thence continue along the last described course 277.50 feet to a point on the southeasterly right-of-way line of Shelby County Highway Number 119; thence right 88 degrees 59 minutes 25 seconds to the chord of a curve to the left, northeasterly 12.00 feet to a point on said right-of-way; thence right 91 degrees 00 minutes 35 seconds from said chord, southeasterly 277.50 feet; thence right 88 degrees 59 minutes 25 seconds, southwesterly 12.00 feet to the Point of Beginning.



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### Real Estate Sales Validation Form

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

Grantor's Name James Calvin Traywick Jr. Grantee's Name Sandra Slaton Traywick  
 Mailing Address 1829 STRAWBERRY LN Mailing Address 6349 Cahaba Valley Road  
HOOPER AL 35244 Birmingham, AL 35242

Property Address 6349 Cahaba Valley Rd Date of Sale 9/5/23  
Birmingham, AL 35242 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 783,200 1/2 value 391,600

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 Final Decree of Divorce  
 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 9/5/23 Print James Calvin Traywick, Jr.  
 Unattested Sign [Signature]  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one