



20230912000274830 1/3 \$375.50
Shelby Cnty Judge of Probate, AL
09/12/2023 11:50:07 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICE TO:

James Evens Sellers
474 Highway 331
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **NELL SELLERS**, (hereinafter referred to as GRANTOR), a unmarried woman, 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 **JAMES EVENS SELLERS**, (hereinafter referred to as "GRANTEE"), a unmarried man, 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.

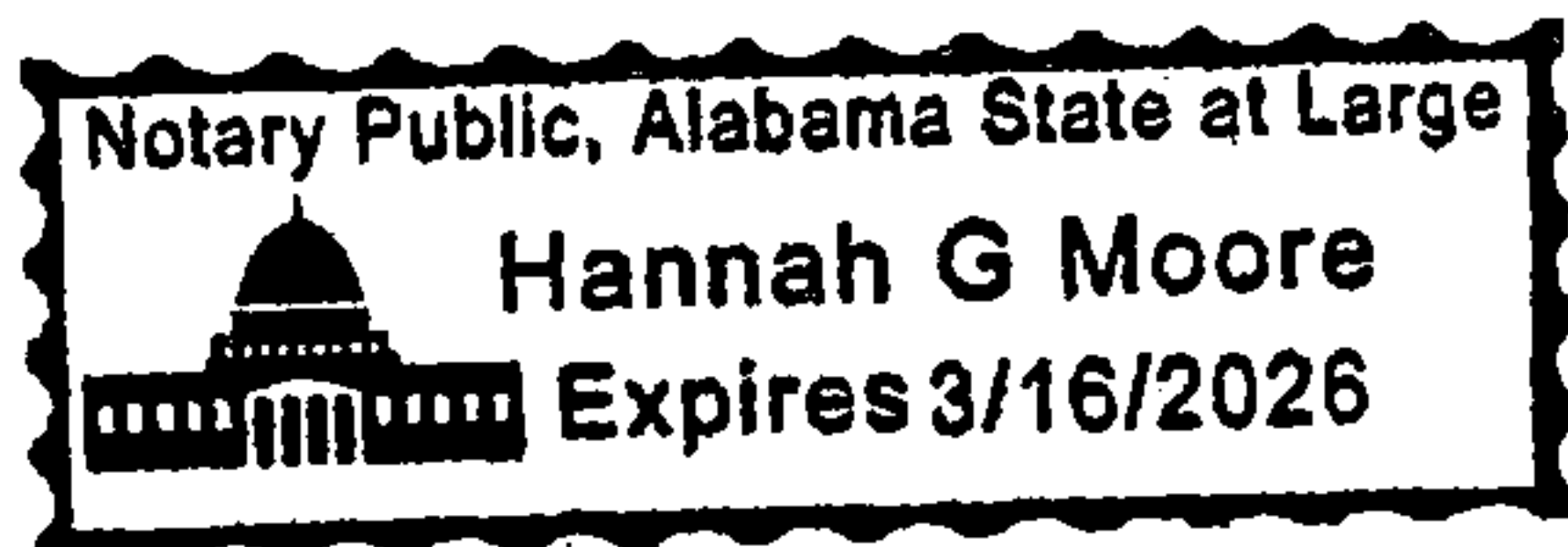
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal this 12th day of September 2023.

Nell Sellers (SEAL)
NELL SELLERS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NELL SELLERS** 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, she executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal this 12th day of September 2023.



Hannah G. Moore
Notary Public
My commission expires: 3/16/2026

Shelby County, AL 09/12/2023
State of Alabama
Deed Tax: \$347.50



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EXHIBT A

PARCEL A:

A parcel of land in the North 1/2 of the NW 1/4, Section 14, Township 21 South, Range 2 West described as follows:
Begin at the Northwest corner of the NE 1/4 of the NW 1/4, Section 14, Township 21 South, Range 2 West, thence run South along the West line of said 1/4-1/4 Section a distance of 776.00 feet; thence turn an angle of 73 deg. 21 min. 23 sec. to the right and run a distance of 407.61 feet; thence turn an angle of 55 deg. 17 min. 43 sec. to the left and run a distance of 445.32 feet; thence turn an angle of 105 deg. 52 min. 40 sec. to the left and run a distance of 455.89 feet; thence turn an angle of 92 deg. 11 min. to the left and run a distance of 210.00 feet; thence turn an angle of 92 deg. 11 min. to the right and run a distance of 250.00 feet; thence turn an angle of 92 deg. 11 min. to the left and run a distance of 270.00 feet; thence turn an angle of 92 deg. 11 min. to the right and run a distance of 206.79 feet; thence turn an angle of 90 deg. 18 min. to the left and run a distance of 270.00 feet; thence turn an angle of 90 deg. 18 min. to the right and run a distance of 210 feet; thence turn an angle of 89 deg. 02 min. 28 sec. to the left and run a distance of 149.38 feet; thence turn an angle of 7 deg. 22 min. 16 sec. to the right and run a distance of 218.24 feet; thence turn an angle of 16 deg. 32 min. 16 sec. to the right and run a distance of 242.88 feet to the North line of said NE 1/4 of the NW 1/4; thence turn an angle of 114 deg. 52 min. 04 sec. to the left and run along the North line of said 1/4-1/4 Section a distance of 761.16 feet to the point of beginning; being situated in the North 1/2 of the NW 1/4, of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

PARCEL B:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4, Section 14, Township 21 South, Range 2 West, thence run West along the North line of said 1/4-1/4 Section, a distance of 73.10 feet to the point of beginning; thence continue along the North line of said 1/4-1/4 Section a distance of 455.89 feet; thence turn an angle of 74 deg. 07 min. 20 Sec. to the left and run a distance of 19.95 feet; thence turn an angle of 85 deg. 39 min. 02 sec. to the left and run a distance of 92.70 feet to the North right of way of Shelby County Highway No. 26; thence turn an angle of 22 deg. 36 min. 00 sec. to the left and run along said Highway right of way a distance of 376.08 feet; thence turn an angle of 89 deg. 48 min. 38 sec. to the left and run a distance of 33.8 feet to the point of beginning; being situated in the SW 1/4 of the NW 1/4, Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Nell Sellers
Mailing Address 474 Highway 331
Columbiana, Alabama 35051

Grantee's Name James Evens Sellers
Mailing Address 474 Highway 331
Columbiana, Alabama 35051

Property Address 3750 Highway 26
Alabaster, Alabama 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 347,390.00



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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 09/11/2023

Print Samantha Rush

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1