

20230928000290610 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/28/2023 01:07:44 PM FILED/CERT

This Instrument was prepared by:

(Name) Chelsea Nicole Gandy

(Address) 3189 Hwy 39 Chelsea AL 35043

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ^{THOUSAND} One and no/100 DOLLARS (\$1,000) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to Bill Shanahan (hereinafter called GRANTEE) all _____ right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID # 145150000006.003

SQUARE FEET: 30492 METES_BOUNDS: COM NW COR SW1/4 NW1/4 S100 TO POB CONT S ALG SEC LN 310(S) E149.95 SE TO S R

RB 232 P 183;

SEE EXHIBIT A "LEGAL DESCRIPTION"

TO HAVE AND TO HOLD to the said GRANTEES forever

Given under Grantor's hand and seal, this 20 day of September, 2023.

x Chelsea Nicole Gandy

Shelby County, AL 09/28/2023
State of Alabama
Deed Tax: \$1.00

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chelsea Nicole Gandy whose names are 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of September, 2023.

Michelle Shanahan

Notary Public

My Commission Expires:

MY COMMISSION

EXPIRES

AUGUST 11, 2027

" EXHIBIT A "



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Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West; thence run Northerly along the East line for 13.83 feet; thence turn 88 deg. 55 min. 18 sec. to the left and run Westerly for 390.28 feet to an old Iron Pin and the point of beginning; thence turn 88 deg. 41 min. 02 sec. to the right and run Northerly for 200.0 feet; thence turn 88 deg. 41 min. 02 sec. to the left and run Westerly and parallel to South line for 244.90 feet; thence turn 63 deg. 05 min. 12 sec. to the left and run Southwesterly for 224.23 feet; thence turn 116 deg. 54 min. 48 sec. to the left and run Easterly for 350.99 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 Chelsea Nicole Young GANDY
Mailing Address 3189 Hwy 39
Chelsea AL 35043

Grantee's Name Bill Shanahan
Mailing Address 66 Dickerson Lane
Pelham AL 35124

Property Address Parcel ID #
14 5 15 0 000 006.003
Dickerson Road
Pelham AL 35124

Date of Sale _____
Total Purchase Price \$1,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Quick Claim Deed

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 9/20/2023

Print Chelsea Nicole Gandy

☐ Unattested

Michelle Shanahan X
(verified by) Sign

Chelsea Nicole Gandy
(Grantor/Grantee/Owner/Agent) circle one