



20231011000302110 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
10/11/2023 02:14:18 PM FILED/CERT

This instrument prepared by:
Robert B. Huie
3484 Birchwood Lane
Birmingham, AL 35243

QUIT CLAIM DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars and other good and valuable consideration,

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Karen D. Simmons and Chelsie Winterbottom

hereby remises, releases, quit claims, grants, sells and conveys to Chelsie Winterbottom

hereinafter called Grantee, all of my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

A parcel of land located in the NE 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama that contains approximately .38 acres described as follows:

Commence at the NE corner of the NW 1/4 of Section 12, Township 22 South, Range 3 West Shelby County, Alabama and run N 89 degrees 43'48" along the north boundary of said Section 12 a distance of 269.93 feet to a #5 rebar capped L.H.King-LS#12487; Thence continue N 89 degrees 43' 48" along the North boundary of said Section 12 a distance of 416.84 feet to a #5 Rebar capped L.H.King-LS#12487, being the point of beginning;

Thence run S 0 degrees 16' 12" W a distance of 130.00 feet to a Rebar Capped; Thence run S 89 degrees 43' 48" E a distance of 155.00 feet to a Rebar Capped; Thence run N 0 degrees 16' 12" E a distance of 130.00 feet to a rebar Capped approximately 10 feet beyond the Plantation Pipeline Utility Pole; Thence run N 0 degrees 16' 12" E, a distance of 155.00 feet; to the point of beginning.

Also, a 20 foot easement 10 feet each side of the following described centerline and along the 10 foot gravel drive presently existing. Commence at the NE corner of the NW /4 of section 12, township 22 south, Range 3 West Shelby County, Alabama and run N 89 degrees 43' 48" W along the North boundary of said section 12 a distance of 686.77 feet to a #5 Rebar Capped L. H. King- LSA #12487; Thence S 0 degrees 16' 12"W a distance of 25.00 feet to the centerline and point of beginning of said 50 foot easement; Thence run N 89 degrees 43'48" along the centerline of said easement a distance of 591.13 feet to the easterly right of way of Shelby County Highway #16 and the end of said easement.

Also: Grantor conveys any and all interest she may have to grantees in the following improvements, buildings and fixtures:

One (1) used 1997 Chandel Chandelu Mobile Home, S/N CH2AL0375 to be used in conjunction with real property conveyed to Grantees together with all parts, attachments, accessories, repairs, improvements and accessions existing on the date of the execution of this document.

Grantor expressly and specifically conveys only the real property on the surface of the land described herein, along with any buildings, improvements and fixtures thereon, expressly reserving the rights to any existing land future oil, gas or mineral rights for herself, devisees, legatees, heirs, successors and assigns forever.

Shelby County, AL 10/11/2023
State of Alabama
Deed Tax: \$34.00



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Subject to any and all rights, easements, reservations and restrictions of record.

TO HAVE AND TO HOLD to the said grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common..

Property herein is .46 Acres, more or less, that is part of Parcel I.D. #27-1-01-0-001-012.01 physically located on Highway 16, Montevallo, Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hand and seal this the 11th day of October ~~2018~~²⁰²³.

Karen D. Simmons
Karen D. Simmons, Grantor
Chelsie Winterbottom
Chelsie Winterbottom, Grantor

Witnesses:

Heidi Feste
Angie Nothing

Seal

Seal

Seal

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karen D. Simmons whose name _____ 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, _____ executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 11th day of October 2023.

Maureen Curdew
Notary Public

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chelsie Winterbottom whose name _____ 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, _____ executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 11th day of October 2023.

Maureen Curdew
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name KAREN Pitzer SIMMONS
Mailing Address 1660 Hwy 42
Calera AL 35040

Grantee's Name Chelsie Lauren Winterbottom
Mailing Address 1660 Hwy 42
Calera, AL
35040

Property Address 6102 Hwy 16
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 33,855.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 10-11-2023

Print KAREN Pitzer SIMMONS
Sign Karen Pitzer Simmons
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

