

Prepared by

Robert Elmore
7265 Hwy 17
Maylene, Alabama
35114

After Recording Return To:

Robert Elmore
7265 Hwy 17
Maylene, Alabama
35114



20231211000355800 1/5 \$85.50
Shelby Cnty Judge of Probate, AL
12/11/2023 11:35:48 AM FILED/CERT

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QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

One (1) individual under the name of Rebecca Elmore, a married individual, residing at 7265 Hwy 17, Maylene, Alabama, 35114.

The receipt whereof is hereby acknowledged, the Grantor(s) does hereby remise, release, and quit claim to Jacob Payne, a married individual, residing at 44 Lakeview Court Lot 66, Shelby, Alabama, 35143 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

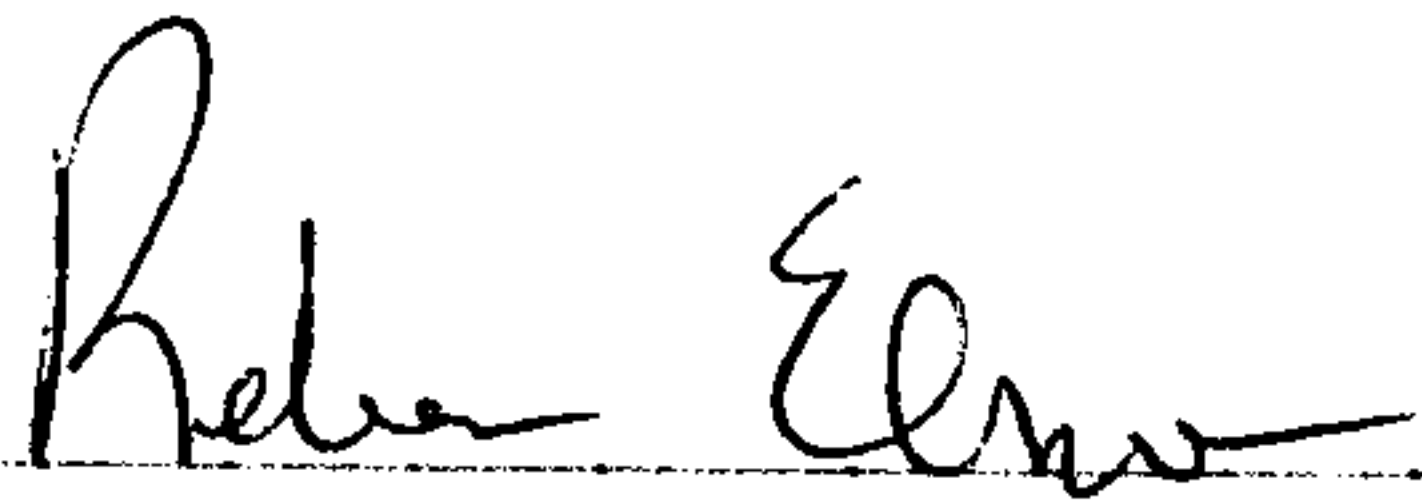
Book 286, Page 960

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

Shelby County, AL 12/11/2023
State of Alabama
Deed Tax: \$51.50

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of the date hereinunder.



Date 9/27/23

Grantor's Signature

Rebecca Elmore

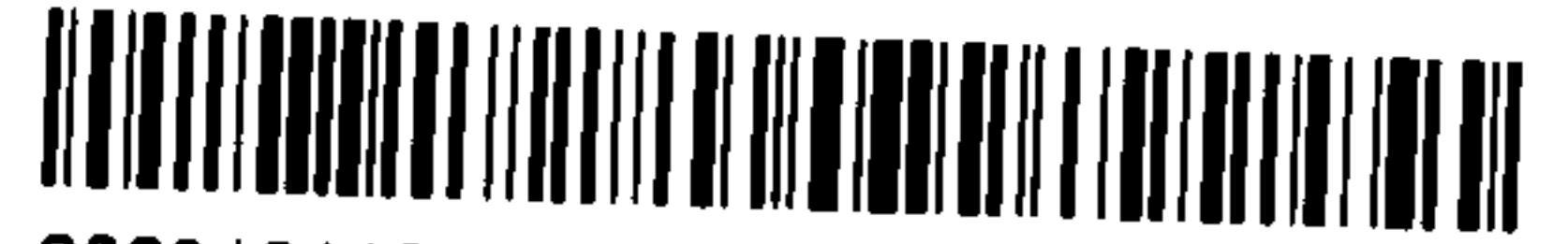
7265 Hwy 17, Maylene, Alabama, 35114



20231211000355800 2/5 \$85.50
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NOTARY ACKNOWLEDGMENT

State of Alabama,
County of Shelby



20231211000355800 3/5 \$85.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca L Elmore 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 27 day of September, 2023

Kylie Cooper (SEAL)
Notary Public

My Commission Expires: 9-21-25

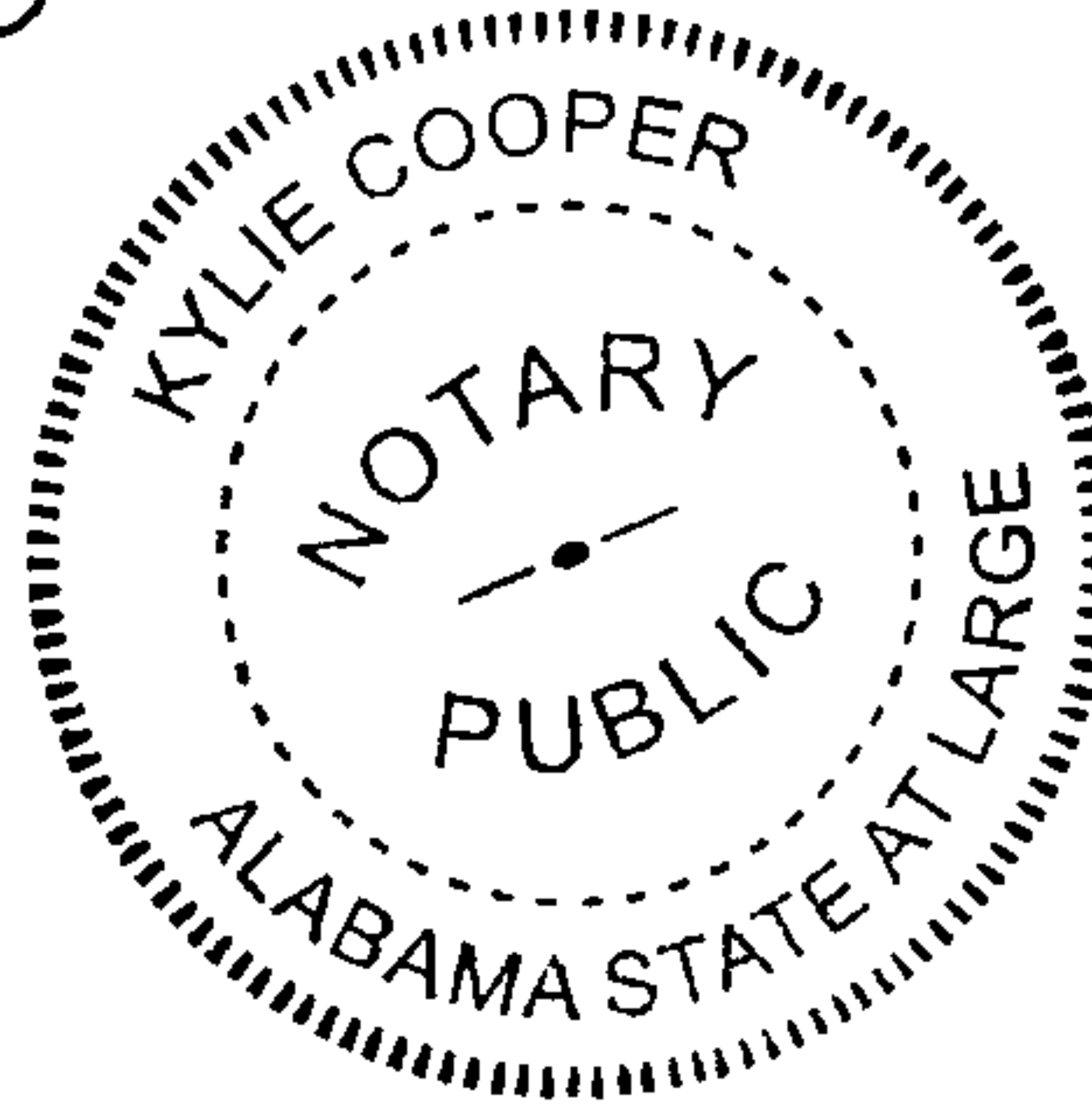


EXHIBIT A



20231211000355800 4/5 \$85.50
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Shelby

County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 1 degree 12 minutes 10 seconds East along the East line of said quarter-quarter a distance of 207.00' to the "POINT OF BEGINNING" of the property herein described, thence continue along the last described course a distance of 200.82' to a point, thence run North 89 degrees 56 minutes 27 seconds West a distance of 215.37' to a point; thence run South 1 degree 12 minutes 10 seconds West a distance of 170.82' to a point; thence run North 89 degrees 56 minutes 27 seconds West a distance of 179.28' to a point on the Northerly right-of-way line of Shelby County Highway No. 270; thence run South 57 degrees 00 minutes 30 seconds East, along said Northerly right-of-way line a distance of 55.17' to a point; thence run South 89 degrees 56 minutes 27 seconds East a distance of 347.74' to the "POINT OF BEGINNING", containing 1.10 acres.

Included herewith is an easement for ingress and egress being 30 feet in width and being more particularly described as follows:
Beginning at the Northwest corner of the above described 1.10 acre tract and run thence South 89 degrees 56 minutes 27 seconds East along the North line of the above described tract a distance of 30.00' to a point; thence run South 1 degree 12 minutes 10 seconds West a distance of 200.82' to a point; thence run North 89 degrees 56 minutes 27 seconds West a distance of 132.37' to a point on the said Northerly line of said Shelby County Highway No. 270; thence run North 57 degrees 00 minutes 30 seconds West along said right-of-way line a distance of 55.17' to a point; thence run South 89 degrees 56 minutes 27 seconds East a distance of 179.28' to a point; thence run North 1 degree 12 minutes 10 seconds East a distance of 170.82' to the "POINT OF BEGINNING".

Grantee's Address

44 Lakeview Court Lot 66

Shelby AL 35143

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Real Estate Sales Validation Form

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

Grantor's Name Rebecca Elmore
Mailing Address _____
7265 Hwy 17
Maylene AL 35114

Grantee's Name Jacob Payne
Mailing Address 44 Lakeview Court Lot 66
Shelby AL 35143

Property Address 92 Meadowview Rd
Maylene AL 35114

Date of Sale July 27, 2023
Total Purchase Price \$ 1.00
or
Actual Value \$
or
Assessor's Market Value \$ 51,430

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 Last request of Grantor's step-father |
| ☐ 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 July 27, 2023

Print Rebecca Elmore

☒ Unattested

(verified by)

Sign Rebecca Elmore
(Grantor/Grantee/Owner/Agent) circle one