

Recordation Requested By/Return to:

EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. ALR23-462157

Send Tax Notices to:

JENEL A. ALLRED, STACY D. ALLRED, PATRICK R. MEAD
AND CRYSTAL D. MEAD
46151 HIGHWAY 25
VINCENT, AL 35178

This Instrument Prepared By:

BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 6th day of December, 2023, by first party **NELLIE J. WILSON**, whose mailing address is 46151 HIGHWAY 25, VINCENT, AL 35178 to second party, **JENEL A. ALLRED, STACY D. ALLRED, PATRICK R. MEAD AND CRYSTAL D. MEAD**, whose mailing address is 46151 HIGHWAY 25, VINCENT, AL 35178.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of VINCENT, County of SHELBY, State of ALABAMA to wit:

The following described property: Begin at a point on the East side of the Glover's Ferry Road where the same crosses the South line of the NE 1/4 of Section 33, Township 18, Range 2 East and run thence East along the South line of said 1/4 - 1/4 Section a distance of 137 feet; thence run North and parallel with the East line of said 1/4 - 1/4 Section 160 feet to the South right-of-way line of Alabama Highway 25; thence run West along the South line of said Alabama Highway 25 to a point where the same intersects the East line of Glover's Ferry Road; thence South along the East line of said Glover's Ferry Road to the point of beginning of the lot herein described. This lot being a part of the NE 1/4 of the NE 1/4 of Section 33, Township 18, Range 2 East.

APN: 05 8 33 0 000 004.000

Property Address: 46151 HIGHWAY 25, VINCENT, AL 35178

This instrument was prepared without the benefit of a title examination.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

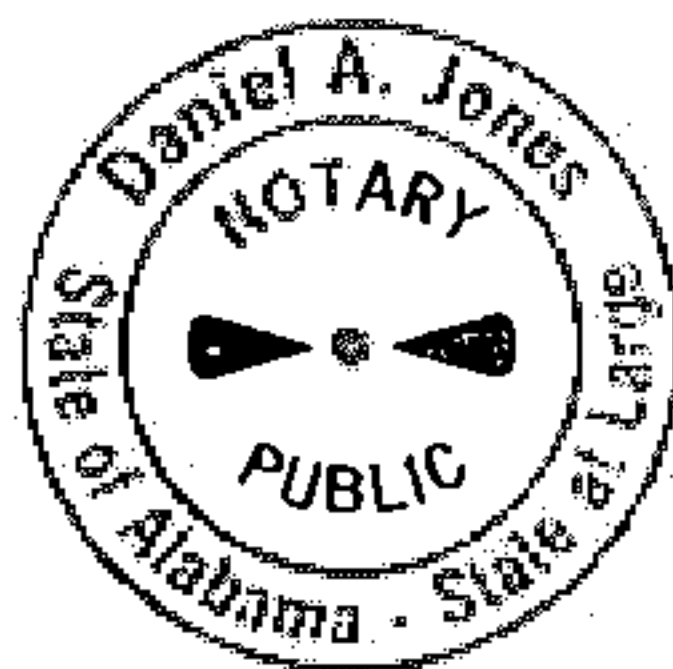
Nellie J. Wilson
NELLIE J. WILSON

STATE OF ALABAMA

COUNTY OF Coosa

} SS.

I, Daniel A. Jones, a Notary Public, hereby certify that
NELLIE J. WILSON whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 6th day of December, 20 23.



Daniel A. Jones
NOTARY PUBLIC
State of Alabama
State at Large
My Commission Expires
March 8, 2025

Daniel A. Jones
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 Nellie J Wilson
 Mailing Address 46140 and 46151 Highway 25,
Vincent, AL 35178

Grantee's Name Jenel A. Allred, Stacy D. Allred,
Patrick R. Mead, Crystal D. Mead
 Mailing Address 46140 and 46151 Highway 25, Vincent,
AL 35178

Property Address 46140 and 46151 Highway
25, Vincent, AL 35178

Date of Sale 12/6/2023Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 23620

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/14/2023 08:45:57 AM
 \$54.00 BRITTANI
 20231214000359640

Allie S. Byrd

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 assessors tax card☐ 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 12/12/2023Print Katerina Rodriguez as agent☐ UnattestedSign *Katerina Rodriguez*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one