

This Instrument Prepared by:
John Holliman, Esq.
2491 Pelham PKwy
Pelham, AL 35124

Send Tax Notice to:
314 Pacolet Terr
The Villages, FL 32162
20231219000364550
12/19/2023 02:17:34 PM
DEEDS 1/4

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

This Quitclaim deed, executed dated listed below by Grantors, JAMES C. RILEY AND KATHLEEN M. RILEY, a married couple, conveying property that is not their homestead, do QUITCLAIM, RELEASE, REMISE AND CONVEY for \$10 paid by the Grantees, receipt and sufficiency acknowledged unto the Grantee, James C. Riley and Kathleen M. Riley, Trustees of the RILEY LIVING TRUST FEBRUARY 16, 2023 our interest in the following described real property, the following described real property, situated in SHELBY COUNTY, ALABAMA, viz: LOT 40, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE THIRD SECTOR, AS RECORDED IN MAP BOOK 27, PAGE 91, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA LESS AND EXCEPT THE FOLLOWING DESCRIBED PART OF SAID LOT 40 BEGINNING AT AN EXISTING IRON REBAR BEING THE LOCALLY ACCEPTED NE CORNER OF SAID LOT 40 AND RUN IN SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 40 FOR A DISTANCE OF 47.00 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND THENCE TURN AN ANGLE TO THE RIGHT OF 168 DEGREES 25 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR DISTANCE OF 49.38 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING ON THE NORTH LINE OF SAID LOT 40 AND BEING 10.00 FEET WEST OF THE POINT OF BEGINNING THENCE TURN AN ANGLE TO THE RIGHT 109 DEGREES, 30 MINUTES, 16 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 40 FOR A DISTANCE OF 10.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING PART OF LOT 41 ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE THIRD SECTOR AS RECORDED IN MAP BOOK 27, PAGE 91 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA BEGINNING AT AN EXISTING IRON REBAR BEING THE LOCALLY ACCEPTED NORTHWEST CORNER OF SAID LOT 40 RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 40 FOR A DISTANCE OF 58.77 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND THENCE TURN AN ANGLE TO RIGHT 168 DEGREES 21 MINUTES, 33 SECONDS AND RUN NORTHWESTERLY DIRECTION FOR DISTANCE OF 69.40 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND BEING ON THE NORTH LINE OF SAID LOT 41 IN SAID BEAVER CREEK PRESERVE THIRD SECTOR AND BEING 12.0 FEET WEST OF THE POINT OF BEGINNING THENCE TURN AN ANGLE TO THE RIGHT 98 DEGREES, 48 MINUTES 38 SECONDS AND RUN IN EASTERLY DIRECTION ALONG NORTH LINE OF SAID LOT 41 FOR DISTANCE OF 12.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

MINERAL AND MINING RIGHTS EXCEPTED. SUBJECT TO CURRENT TAXES, EASEMENTS, CONVEYANCES, CONDITIONS AND RESTRICTIONS OF RECORD.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The drafter makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title and interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. We are lawfully

seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as previously mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
Nov. 16, 2023.

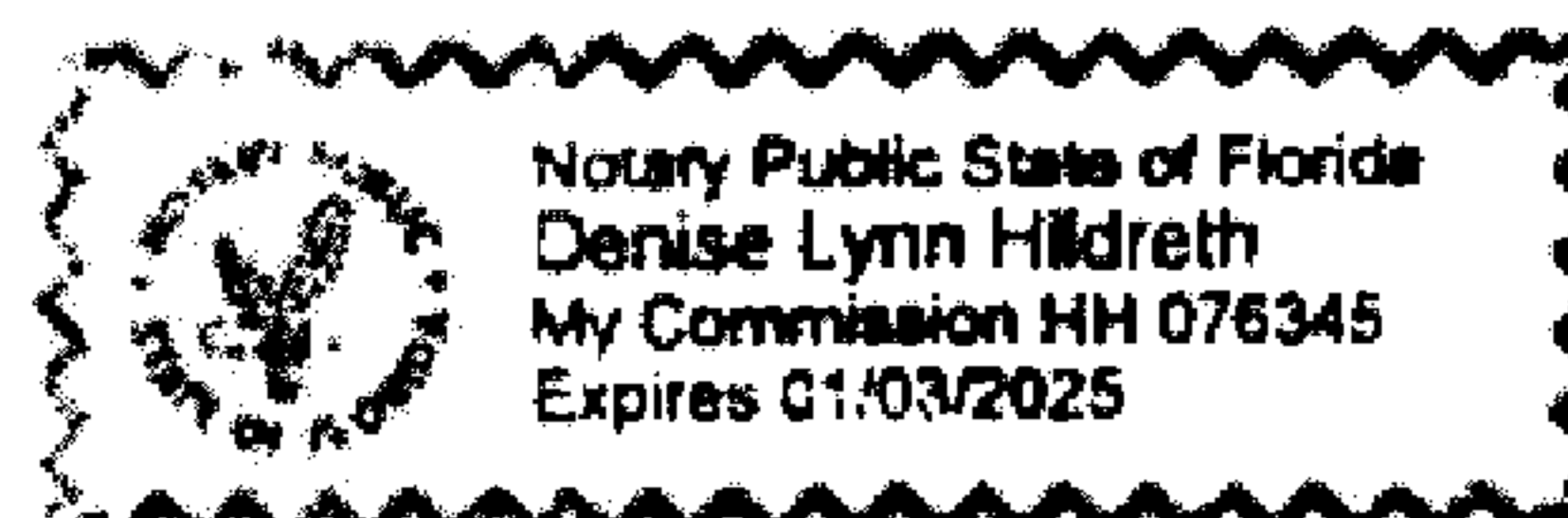
James C. Riley
JAMES C. RILEY
Kathleen M. Riley
KATHLEEN M. RILEY

STATE OF FL
COUNTY OF Lake

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JAMES C. RILEY AND KATHLEEN M. RILEY, a married couple**, whose names are 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 11/16/23

Denise Hildreth
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 James C. Riley & Kathleen M. Riley
 Mailing Address 314 Pacolet Terr
The Villages, FL 32162

Grantee's Name James C. Riley & Kathleen M. Riley
 Mailing Address Trustees of The Riley Living Trust
314 Pacolet Terr
The Villages, FL 32162

Property Address 202 Beaver Crest Circle
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/19/2023 02:17:34 PM
 \$288.50 MOLLY
 20231219000364550

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 257,200.00



Allen S. Boyd

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
☐ 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 _____

Print Shannon Brubaker

☐ Unattested

Sign

Shannon Brubaker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1