

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE,
ARNOLD, & GRAHAM
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Ms. Amanda Putterie
225 Liberty Ln.
Chelsea, AL 35043

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **ELAINE HAMM**, an unmarried person (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **AMANDA PUTTERIE** (herein referred to as Grantee), all my right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto the said Grantee forever.

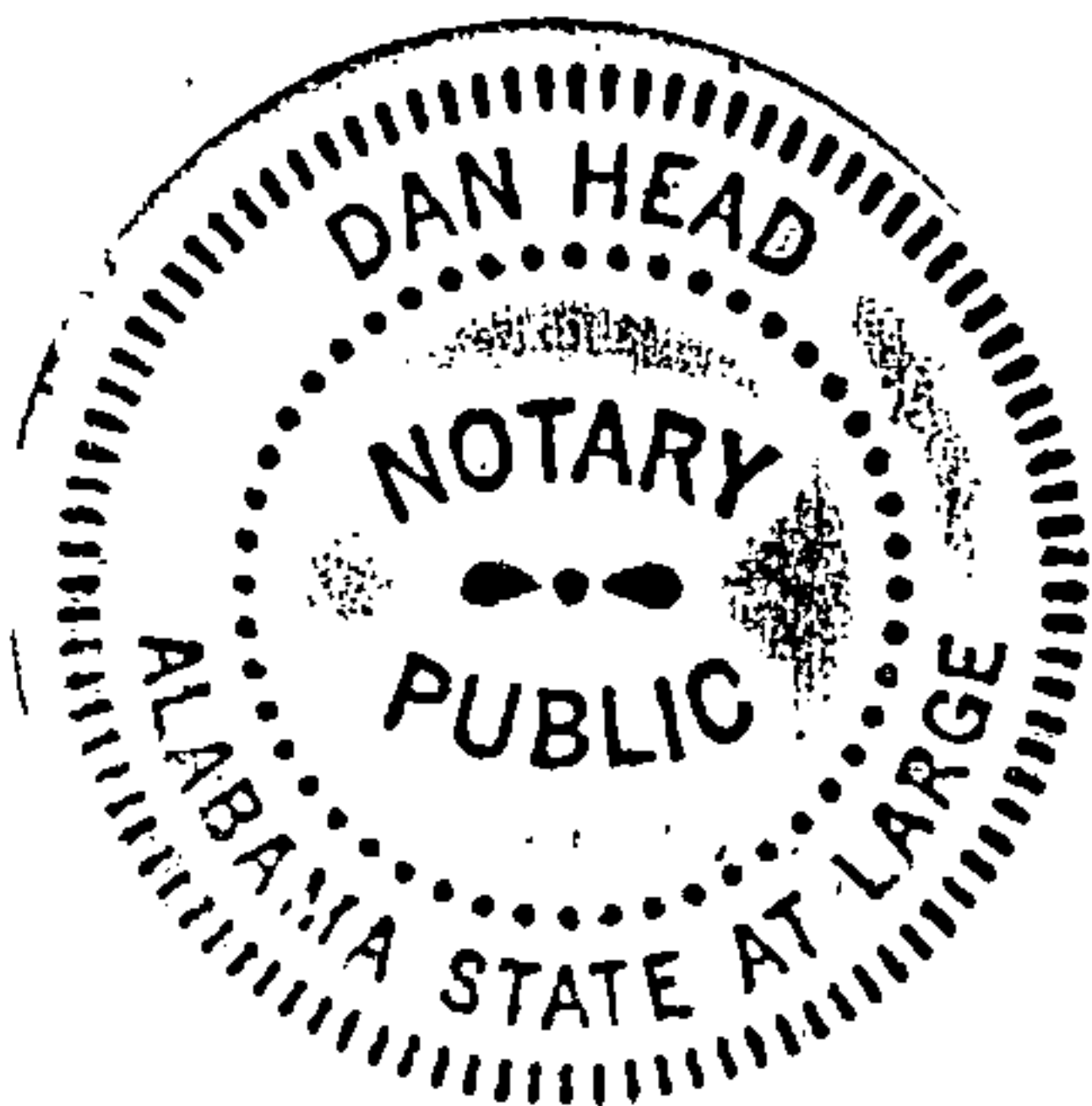
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2024.

Elaine Hamm
Elaine Hamm

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Elaine Hamm, an unmarried person, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, 2024.



[Signature]
Notary Public

My Commission Expires: 12/9/2024



20240119000015150 2/3 \$135.50
Shelby Cnty Judge of Probate, AL
01/19/2024 12:14:19 PM FILED/CERT

EXHIBIT A

Property 1:

COMMENCE AT A FOUND CRIMP LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF LOT 21, CHELSEA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 61; THENCE RUN SOUTH 89°50'07" WEST FOR A DISTANCE OF 108.91 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WESTERN BANK OF YELLOWLEAF CREEK AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTH 89°50'07" WEST FOR A DISTANCE OF 1238.88 TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN SOUTH 89°43'08" WEST FOR A DISTANCE OF 219.94 FOUND REBAR; THENCE RUN NORTH 30°13'44" WEST FOR A DISTANCE OF 127.00 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN SOUTH 65°52'56" WEST FOR A DISTANCE OF 179.86 FEET TO A FOUND 1/2" CAPPED REBAR ALONG THE NORTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 47 (CHELSEA ROAD & MAIN ST) (80' R.O.W.), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 608.51 FEET, A DELTA ANGLE OF 34°06'11", A CHORD BEARING OF NORTH 52°03'05" WEST, AND A CHORD DISTANCE OF 356.82 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 362.19 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 593.63 FEET, A DELTA ANGLE OF 2°21'09", A CHORD BEARING OF NORTH 69°33'45" WEST, AND A CHORD DISTANCE OF 24.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR A DISTANCE OF 24.37 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 03°04'33" EAST FOR A DISTANCE OF 47.93 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WHEELER", SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1598.07 FEET, A DELTA ANGLE OF 13°15'48", A CHORD BEARING OF NORTH 86°50" EAST, AND A CHORD DISTANCE OF 369.11; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 369.93 FEET TO FOUND 5/8" REBAR; THENCE RUN NORTH 79°45'05" EAST FOR A DISTANCE OF 589.80 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 79°42'41" EAST FOR A DISTANCE OF 75.05 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 10°17'02" WEST FOR A DISTANCE OF 74.99 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 79°48'32" EAST FOR A DISTANCE OF 425.38 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WESTERN BANK OF YELLOW LEAF CREEK; THEN CONTINUE ALONG THE BANK OF SAID CREEK FOR THE FOLLOWING CALLS: THENCE RUN SOUTH 38°52'38" EAST FOR A DISTANCE OF 39.32 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 61°05'11" EAST FOR A DISTANCE OF 126.00 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 46°36'27" EAST FOR A DISTANCE OF 100.73 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 32°09'55" EAST FOR A DISTANCE OF 198.33 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 39°57'54" EAST FOR A DISTANCE OF 217.94 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 51°14'03" EAST FOR A DISTANCE OF 111.67 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 33°51'49" EAST FOR A DISTANCE OF 35.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 16.22 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Elaine Hamm
Mailing Address 11460 HWY 47
Old Chelsea Rd
Chelsea, AL 35043

Grantee's Name Amanda Putterie
Mailing Address 225 Liberty Lane
Chelsea, AL 35043

Property Address 11460 HWY 47
Old Chelsea Rd
Chelsea, AL 35043

Date of Sale 1/19/2024
Total Purchase Price \$ 1/2 (215,000)
or
Actual Value \$ 107,500.00
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 Private Licensed Appraisal
(Dale Bolena) #R00792

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 any.

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 1/19/2024

Print Amanda Putterie

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one