

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Bradie Burgin
146 Rogers Rd
Oneonta, AL 35121

STATE OF ALABAMA,
COUNTY OF SHELBY



2024012500020030 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/25/2024 03:34:53 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Ramona Wright Waldrop, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Bradie Burgin** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Grantor herein is the only surviving heir at law of Otis L. Wright and Neffie Lucille Wright as established in Real Book 015, Page 947 Probate Office, Shelby County, Alabama. The other heir Ruth W. Trussell, sister of Ramona Wright Waldrop, died intestate leaving 1 child Jessica Trussell Horn who died with out children or spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 22 day of January 2024.

Ramona Wright Waldrop
Ramona Wright Waldrop

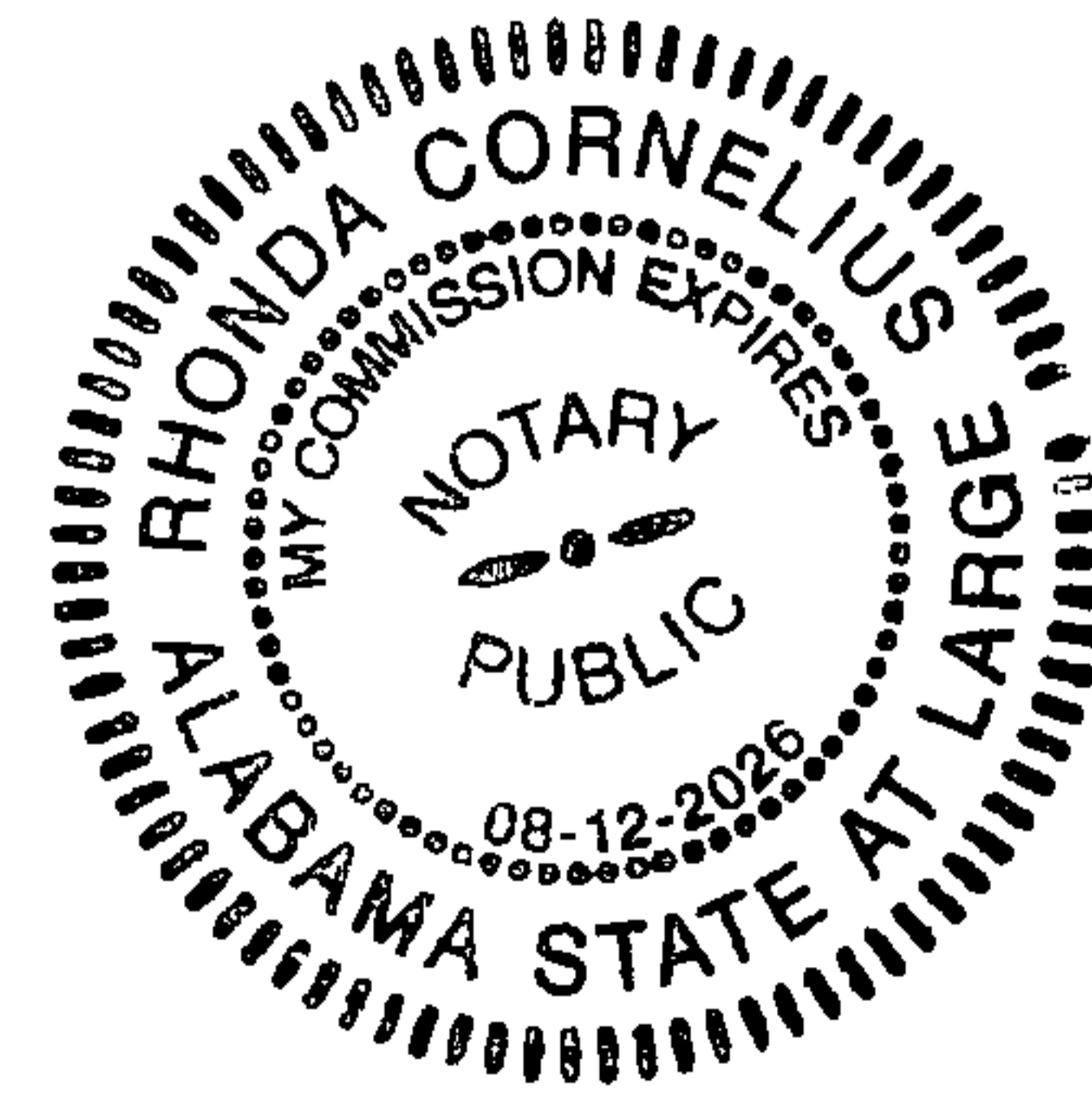
STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Ramona Wright Waldrop**, whose name(s) is/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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of January 2024.

Rhonda Cornelius

Notary Public
My Commission Expires:



Shelby County, AL 01/25/2024
State of Alabama
Deed Tax: \$5.00



20240125000020030 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A
LEGAL DESCRIPTION

For the beginning point measure 148 feet in a Northerly direction from the North line of Highway #280, and the West line of the road known as Helms Road right of way and run in a Northwesterly direction a distance of 107 feet 10 inches; thence in a North-Northwesterly direction 124 feet; thence East 105 feet to the West right of way line of the aforesaid Helms Road; thence in a South-Southeasterly direction along the West right of way of said Helms Road 149 feet to point of beginning. Being a part of the NW ¼ of the NE ¼ Section 25, Township 19 South, Range 1 West. Situated in Shelby County, Alabama.



20240125000020030 3/3 \$33.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-7

Grantor's Name LAMONA WARD
Mailing Address 243 Kay Rd Apt 484
Hootheburg, AL 35504

Grantee's Name Bradie Burgin
Mailing Address 146 Rogers Rd
Oneonta, AL 35121

Property Address 1455 Hill 440
Oneonta AL
35043

Date of Sale 1-22-24
Total Purchase Price \$ 5,000.00
or
Actual Value \$ _____
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

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 1-22-24

Print Bradie Burgin

Sign Bradie Burgin

Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one