

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

After recording, return to:
Mark Handlan

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

20240206000029700 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/06/2024 01:18:23 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Bulley Creek Farm Homeowners Association, Inc.** hereby remises, releases, quit claims, grants, sells, and conveys to **Mark R. Handlan and Mary Jane Ryan-Handlan Living Trust dated February 26, 2019, and any amendments** (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:

A thirty foot (30-foot) easement for private boat ramp on Lot 69-A of the Resurvey of Lots 69 and 70, Bulley Creek Farm Development 1st Sector, recorded at Map Book 41, Page 15, in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 10th day of December, 2023.

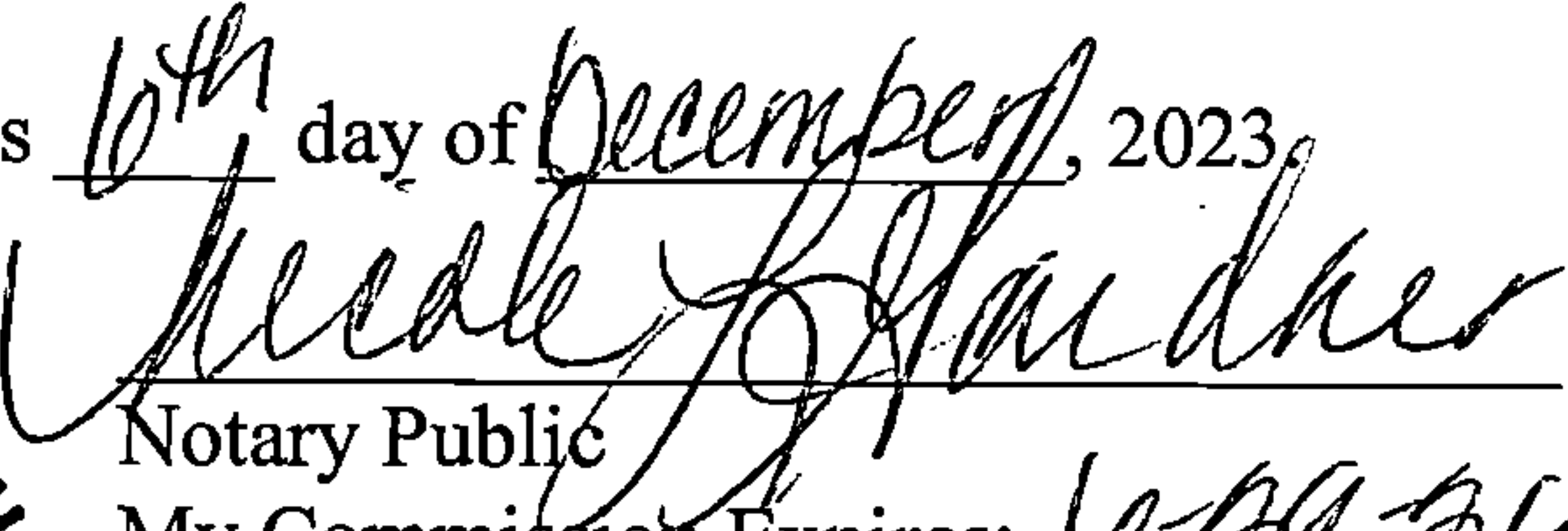


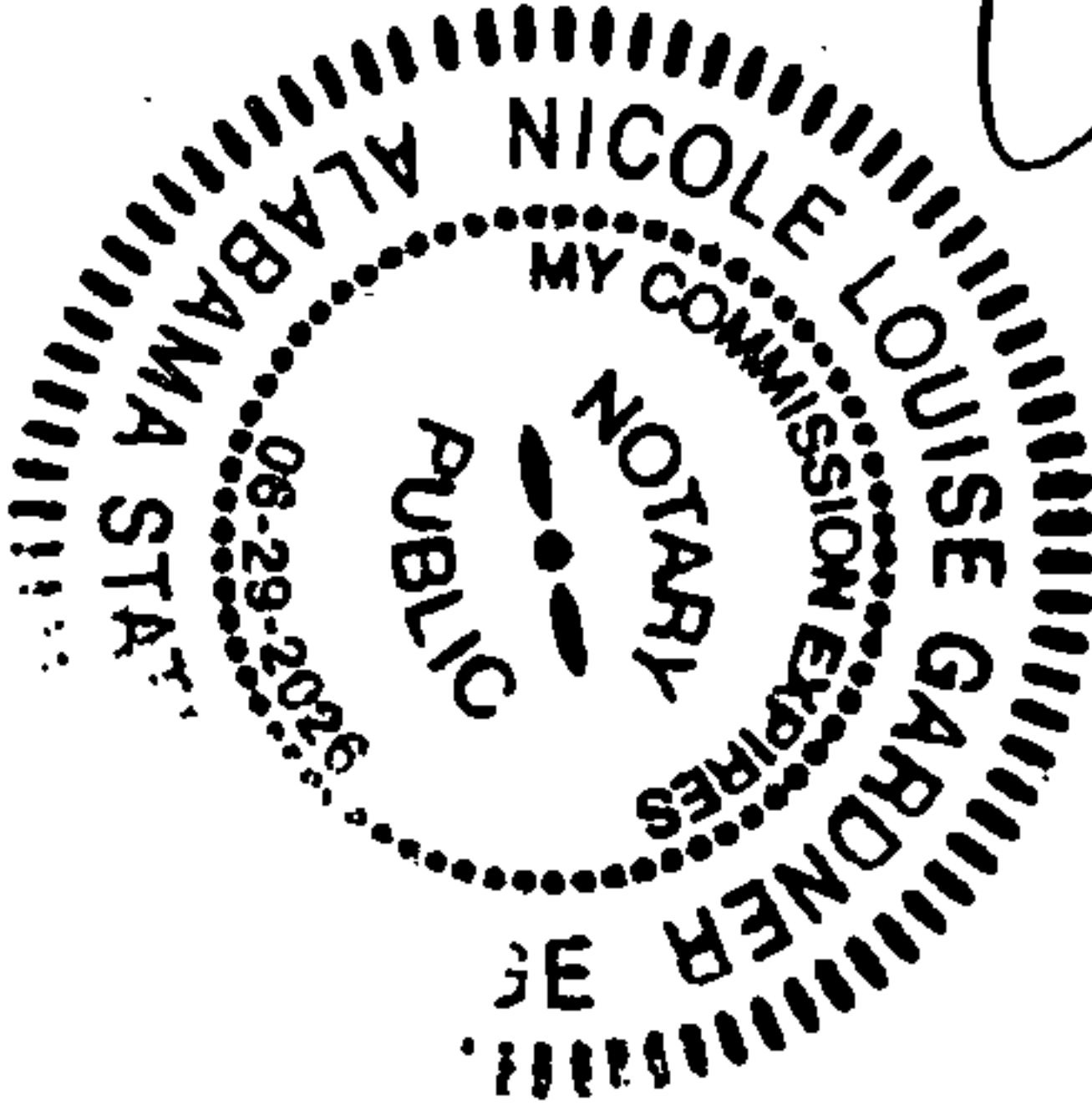
Bulley Creek Farm Homeowners Association, Inc.
By: Terry Chapman
As: President Emeritus

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Bulley Creek Farm Homeowners Association, Inc.** by **Terry Chapman its President Emeritus**, 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 10th day of December, 2023.


Notary Public
My Commission Expires: 12-29-26



Real Estate Sales Validation Form

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

Grantor's Name Terry Chapman
Mailing Address 136 Farmslead Rd
Wilsonville AL
35186

Grantee's Name Mark R. Hardlan
Mailing Address 146 Barnsley St.
Wilsonville, AL 35186

Property Address _____
Vacant

Date of Sale 12-6-23
Total Purchase Price \$ _____
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 Easement

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 Mary Jane Ryan Hardlan

Unattested _____

(verified by)

Sign Mary Jane Ryan-Hardlan

(Grantor/Grantee/Owner/Agent) circle one



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