

File No: ARS-94802
Grantor's Loan No. 10026532

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Parcel Number: 151110001011000

QUITCLAIM DEED

Joan Garrett, an unmarried woman who acquired title without marital status, ("Grantor"), of **8855 Chelsea Road, Columbiana, AL 35051**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Joan Garrett**, an unmarried woman, ("Grantee"), whose tax mailing address is **8855 Chelsea Road, Columbiana, AL 35051**, with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Parcel 2 Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N89°49'21"E a distance of 619.85' to the POINT OF BEGINNING; thence continue N89°49'21"E a distance of 283.65' to the Southwesterly R.O.W. line of Chelsea Road, to a curve to the left, having a radius of 1240.00'. subtended by a chord bearing S60°30'51"E, and a chord distance of 255.42' thence along the arc of said curve and along said R.O.W. line for a distance of 255.87'; thence S 65°56'15"E and along said R.O.W.

line a distance of 246.83'; thence S66°23'30"E and along said R.O.W. line a distance of 174.62', to a curve to the right, having a radius of 860.00', subtended by a chord bearing S47°17'43"E, and a chord distance of 562.71'; thence along the arc of said curve and along said R.O.W. line for a distance of 573.26'; thence S89°32'18"W and leaving said R.O.W. line a distance of 883.27'; thence S00°50'46"W a distance of 997.91'; thence S89°32'18"W a distance of 431.81'; thence N00°50'46"E a distance of 1685.63' to the POINT OF BEGINNING.

Said Parcel containing 24.00 acres, more or less.

SUBJECT TO a 30' Wide Ingress/Egress and Utility Easement, lying 15.00' either side of and parallel to the following described centerline:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N89°49'21"E a distance of 619.85'; thence S00°50'46"W a distance of 15.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N89°49'21"E a distance of 305.36' to the Southwesterly R.O.W. line of Chelsea Road and the POINT OF ENDING OF SAID CENTERLINE. Easement to extend or trim to the R.O.W. line of Chelsea Road.

Parcel ID: 151110001011000

Property Address is: 8855 Chelsea Road, Columbiana, AL 35051

Prior deed recorded at Instrument No. 20221208000445400

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Jan. 26, 2024:

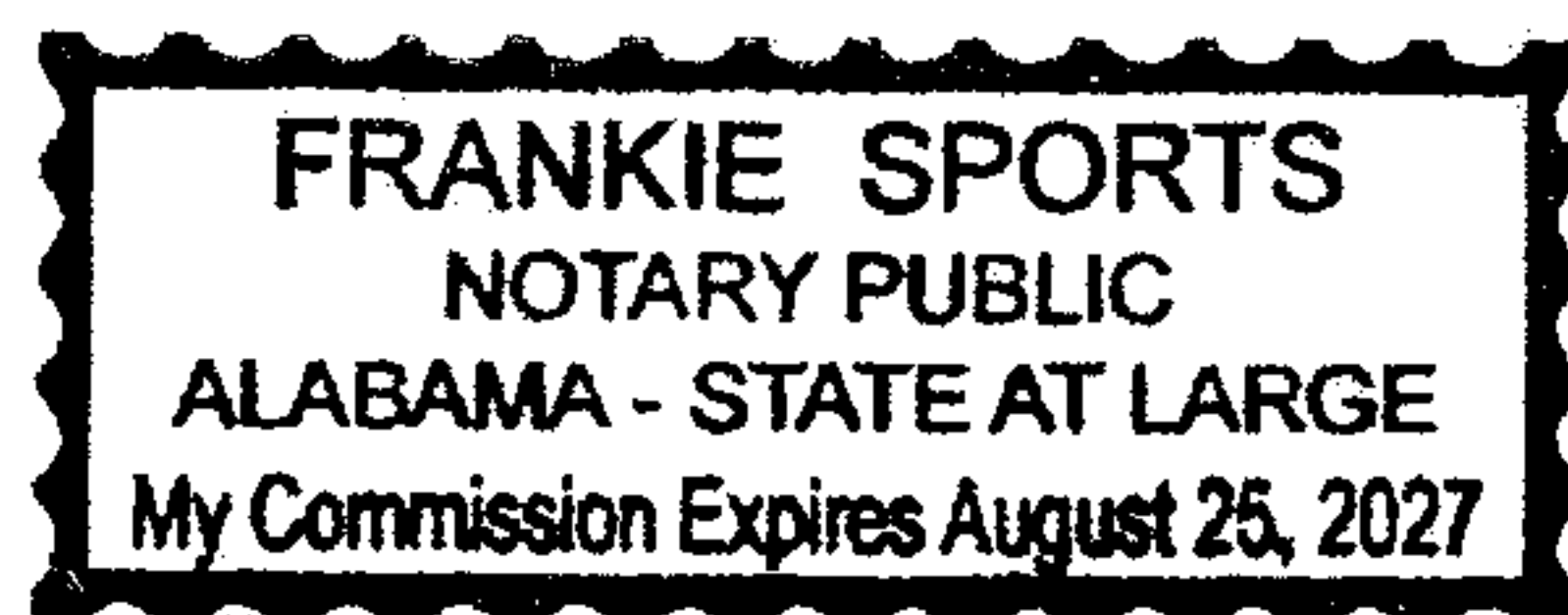
Joan Garrett
Joan Garrett

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Joan Garrett**, personally known to me or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of January, 2024.

Frankie Sports
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 Joan Garrett
 Mailing Address 8855 Chelsea Road, Columbiana,
AL 35051

Grantee's Name Joan Garrett
 Mailing Address 8855 Chelsea Road,
Columbiana, AL 35051

Property Address 8855 Chelsea Road, Columbiana,
AL 35051

Date of Sale _____
 Total Purchase Price 0.00

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 1-26-2024

Print Joan Garrett

☐ Unattested

(verified by)

Sign Joan Garrett
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joan Garrett
 Mailing Address 8855 Chelsea Road, Columbiana,
AL 35051

Grantee's Name Joan Garrett
 Mailing Address 8855 Chelsea Road,
Columbiana, AL 35051

Property Address 8855 Chelsea Road, Columbiana,
AL 35051

Date of Sale 1-26-2024
 Total Purchase Price 0.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 516,000.00

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 adding marital status

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.

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Date 1-26-2024

Print Joan Garrett

☐ Unattested

Sign Joan Garrett
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/20/2024 03:38:16 PM
 \$35.00 JOANN
 20240220000044400

Allen S. Boyd