

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

After recording, return to:

**STATE OF ALABAMA,
COUNTY OF SHELBY**

QUITCLAIM DEED

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, **Carol Killingsworth**, hereby remises, releases, quit claims, grants, sells, and conveys to **Brandi M. Harbison** (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 tract of land situated in the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run southerly along the East line of said 1/4-1/4 section, 63.27 feet to the Point of Beginning; thence continue along last described course 175.00 feet; thence right 89 degrees 29 minutes 51 seconds and run 191.86 feet; thence right 89 degrees 59 minutes 18 seconds and run 174.97 feet; thence right 90 degrees 00 minutes 17 seconds and 193.43 feet to the Point of Beginning; being situated in Shelby County, Alabama.

ALSO, a 30 foot wide easement for ingress, egress, utilities and drainage being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run southerly along the East line of said 1/4-1/4 section, 13.26 feet to the Point of Beginning; thence continue along last described course 50.01 feet; thence right 89 degrees 29 minutes 27 seconds and run 335.43 feet; thence right 90 degrees and run 50.00 feet; thence right 90 degrees and run 335.87 feet to the Point of Beginning; being situated in Shelby County, Alabama

The purpose of this deed is to terminate the Life Estate reserved in Inst No. 20230615000180050, Probate Office, Shelby County, Alabama.

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

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

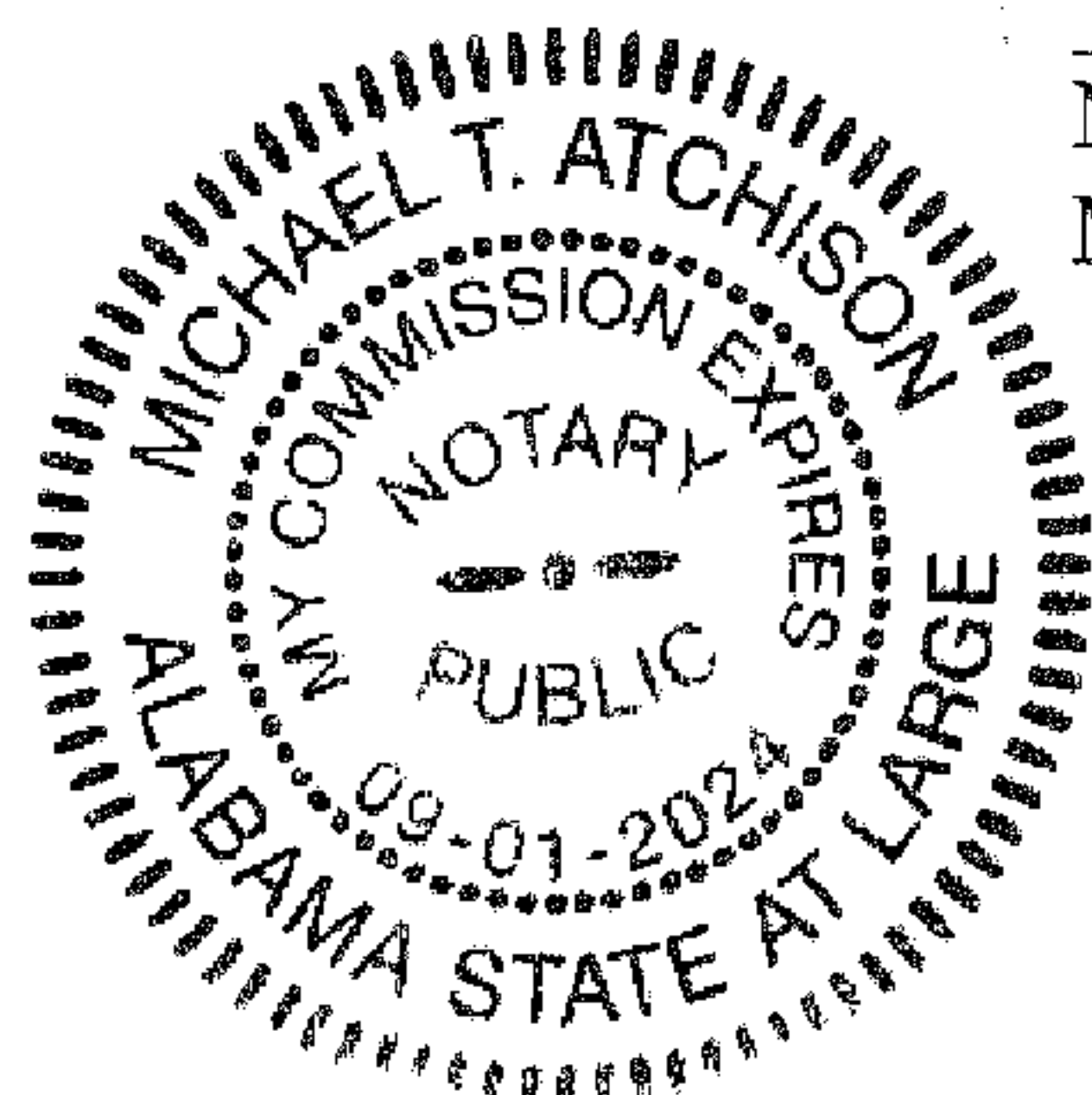
Carol Killingsworth

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, a Notary Public in and for said County, in said State, hereby certify that **Carol Killingsworth** 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 22nd day of Feb, 2024

Notary Public
My Commission Expires: 9/1/2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2024 11:53:37 AM
\$30.00 JOANN
20240223000047350

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Carol Killingsworth
Mailing Address 50 RIDGEVIEW CIR
JEMISON AL
35085

Grantee's Name Brandi M. Harbison
Mailing Address 50 Ridgeview Cir
Jemison AL
35085

Property Address 2541 116th St
Calera, AL
35040

Date of Sale 2-22-24
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 terminate life estate

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 2-22-24

Print Mike T. Atkinson

Unattested

Sign Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one