

THIS INSTRUMENT PREPARED BY:
Jonathan E. Lyerly, Attorney At Law
2330 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
James F. Redfield
1492 Fulton Lake Road
Alabaster, Alabama 35203

QUITCLAIM DEED

STATE OF NORTH CAROLINA)
COUNTY OF Buncombe)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, JOYCE REDFIELD KWAPIEN, a married woman (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, the Grantor remises, releases, quitclaims, grants, sells, and conveys unto JAMES F. REDFIELD (herein referred to as "Grantee") all her right, title or interest to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06'; thence N46°58'47"W and leaving said R.O.W. line a distance of 139.50' to the POINT OF BEGINNING; thence S19°11'11"W a distance of 78.14'; thence N80°37'40"W a distance of 297.48'; thence N12°43'58"W a distance of 278.99'; thence S89°16'26"W a distance of 116.21'; thence N21°18'01"W a distance of 61.04'; thence N17°22'30"W a distance of 53.15'; thence N04°20'57"W a distance of 89.48'; thence S85°15'16"E a distance of 17.05'; thence N12°43'41"E a distance of 99.89'; thence N06°07'15"W a distance of 55.14'; thence N21°07'33"W a distance of 169.49'; thence N06°31'58"E a distance of 78.09'; thence N40°13'02"E a distance of 70.01' to the Southwesterly R.O.W. line of U.S. Highway 31, to a curve to the left, having a radius of 3353.43', subtended by a chord bearing of S44°14'48"E, and a chord distance of 228.52'; thence along the arc of said curve and along said R.O.W. line for a distance of 228.56'; thence S01°09'15"W and leaving said R.O.W. line a distance of 274.21'; thence S88°50'45"E a distance of 100.84'; thence S00°19'45"E a distance of 213.42'; thence S84°39'02"E a distance of 118.01'; thence S08°25'49"W a distance of 89.77'; thence S88°51'52"W a distance of 31.00'; thence S35°20'46"E a distance of 18.20'; thence S65°08'41"E a distance of 18.74'; thence

Joyce Redfield Kwapien and James F. Redfield are the sole devisees of Sarah F. Redfield, deceased, and James E. Redfield, deceased. This deed is being recorded, per §40-22-1(b)(2), Ala. Code (1975), for the purpose of perfecting title to real estate.

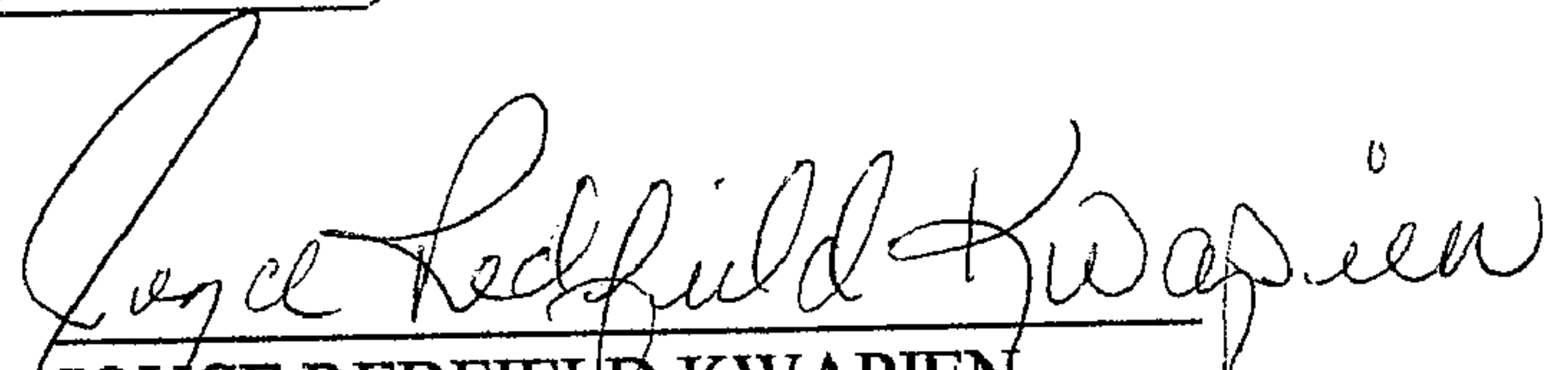
S08°25'49"W a distance of 96.87'; thence S86°44'26"E a distance of 173.22' to the POINT OF BEGINNING.

Said Parcel containing 4.09 acres, more or less.

The above-described property is not the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee, his respective heirs and assigns forever.

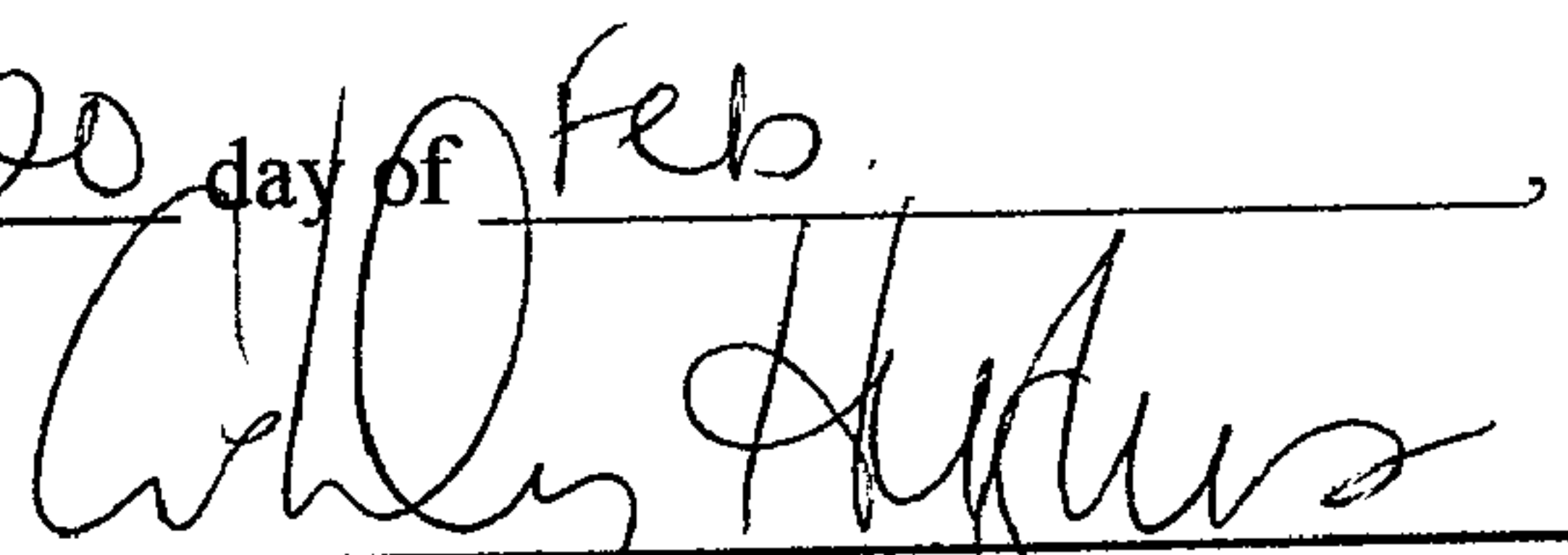
Given under his hand and seal this 20 day of Feb., 2024.


JOYCE REDFIELD KWAPIEN

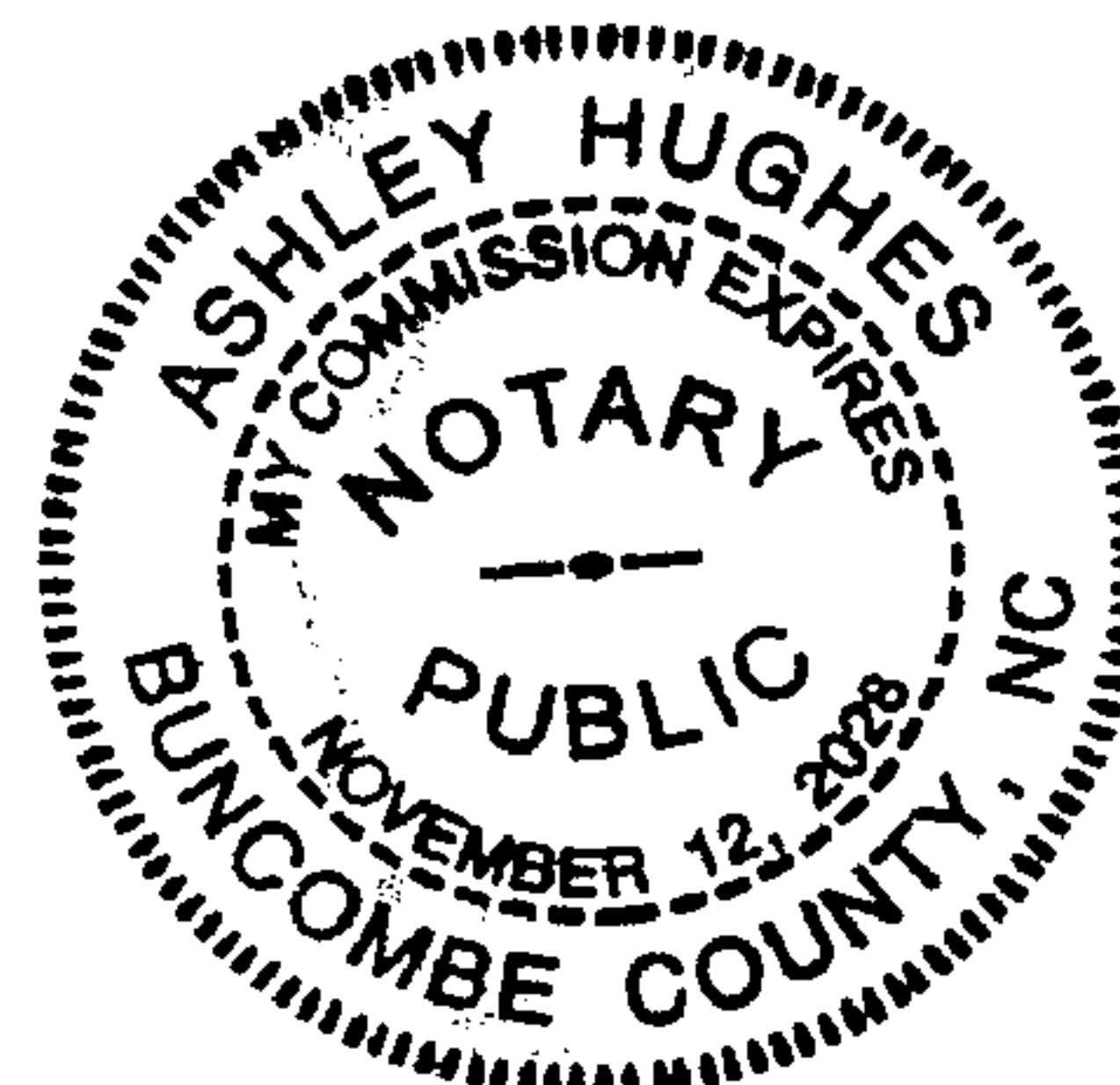
STATE OF NORTH CAROLINA)
COUNTY OF Buncombe)

I, Ashley Hughes Notary Public, do hereby certify that JOYCE REDFIELD KWAPIEN, as Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 20 day of Feb., 2024.


Official Signature of Notary Public
Ashley Hughes
Printed Name

My Commission Expires: 11-12-2028



This deed is being recorded, per §40-22-1(b)(2), Ala. Code (1975), for the purpose of perfecting title to real estate.

Real Estate Sales Validation Form

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

Grantor's Name Joyce Redfield Kwapien
 Mailing Address 503 Windsor Forest Court
Fletcher, NC 28732

Grantee's Name James F. Redfield
 Mailing Address 1492 Fulton Lake Road
Alabaster, AL 35007

Property Address 0 Hwy 31 Redfield
Alabaster, AL 35007

Date of Sale 02/20/2024
 Total Purchase Price \$ 100,000.00

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 02/20/2024

Print James F. Redfield

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/13/2024 03:11:54 PM
 \$128.00 JOANN
 20240313000068640

Alvin S. Byrd