20240401000087080 04/01/2024 08:13:46 AM QCDEED 1/3

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Rush Law Firm LLC P.O. Box 1591 Columbiana, Alabama 35051

Bettina G. Dillashaw Carl David Carter 364 Highway 446 Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)	
		KNOW ALL PERSONS BY THESE PRESENTS
SHELBY COUNTY)	

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, BETTINA G. DILLASHAW, (hereinafter referred to as GRANTOR), a married woman, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto BETTINA G. DILLASHAW, a married woman, and CARL DAVID CARTER, a married man, (hereinafter referred to as "GRANTEES") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
ADDRESS TO PROPERTY: 364 HIGHWAY 446, COLUMBIANA, ALABAMA 35051

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantees, and to the Grantees' heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this 29th day of March 2024.

RETTINA C DILLA SHAW

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BETTINA G. DILLASHAW**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal this 29th day of March 2024.

Notary Public, Alabama State at Large

Samantha Bristow Rush

Expires 4/1/2026

Notary Public
My commission expires: 14/0/2026

EXHIBITA

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF ABOVE SAID 1/4-1/4, SAID POINT BEING THE PONT OF BEGINNING; THENCE N90°00'00"E, A DISTANCE OF 668.28'; THENCE N00°16'53"E, A DISTANCE OF 210.40'; THENCE N89°48'05"E, A DISTANCE OF 209.84'; THENCE S00°05'41"E, A DISTANCE OF 211.13'; THENCE N90°00'00"E, A DISTANCE OF 457.07'; THENCE N01°21'29"E, A DISTANCE OF 457.40'; THENCE N89°23'05"W, A DISTANCE OF 211.57'; THENCE N89°30'13"W, A DISTANCE OF 453.34'; THENCE N00°20'57"E, A DISTANCE OF 108.00'; THENCE N89°30'19"W, A DISTANCE OF 455.54'; THENCE S01°10'56"W, A DISTANCE OF 290.77' TO THE CENTER OF A CREEK; THENCE S65°39'00"W AND ALONG SAID CENTER, A DISTANCE OF 43.24'; THENCE N73°04'33"W AND ALONG SAID CENTER, A DISTANCE OF 18.91'; THENCE N15°29'06"W AND ALONG SAID CENTER, A DISTANCE OF 19.48'; THENCE N65°30'28"W AND ALONG SAID CENTER, A DISTANCE OF 45.08'; THENCE N38°25'46"W AND ALONG SAID CENTER, A DISTANCE OF 37.85'; THENCE S78°00'39"W AND ALONG SAID CENTER, A DISTANCE OF 56.82'; THENCE S85°54'25"W AND ALONG SAID CENTER, A DISTANCE OF 32.20'; THENCE S01°10'56"W AND LEAVING SAID CENTER OF CREEK, A DISTANCE OF 325.40' TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA

20240401000087080 04/01/2024 08:13:46 AM QCDEED 3/3

Real Estate Sales Validation Form

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

Grantor's Name	Bettina G. Dillashaw	Grantee's Name	Bettina G. Dillashaw
Mailing Address	364 Highway 446	Mailing Address	Carl David Carter
	Columbiana, Alabama 35051		364 Highway 446
			Columbiana, Alabama 35051
Property Address	364 Highway 446	Date of Sale	03/29/2024
i Topolty Madioco	Columbiana, Alabama 35051	Total Purchase Price	.
	ed and Recorded	or	
Juc	ici al Public Records lge of Probate, Shelby County Alabama, Coun <u>ty</u>	Actual Value	\$
Cle She	erk elby County, AL	or	
\$12	01/2024 08:13:46 AM 9.00 JOANN	Assessor's Market Value	\$ 100,780.00(1/2 tax assessor's value)
THE DUILDIASE Dric	e or actual value claimed (luc	ے ج کید can be verified in th	ne following documentary
evidence: (check	one) (Recordation of docume	ntary évidence is not requir	ed)
☐ Bill of Sale		Appraisal	
☐ Sales Contra	ct	Other Shelby County Tax A	ssessor's Website
Closing State	ment		
If the conveyance	document presented for recor	dation contains all of the re	quired information referenced
_	f this form is not required.		
	<u></u>	nstructions	
Grantor's name a	nd mailing address - provide th	· - -	ersons conveying interest
	eir current mailing address.		
Grantee's name a to property is being	nd mailing address - provide thing conveyed.	ne name of the person or p	ersons to whom interest
Property address	- the physical address of the p	roperty being conveyed, if a	available.
Date of Sale - the	date on which interest to the p	property was conveyed.	
	rice - the total amount paid for to by the instrument offered for red		y, both real and personal,
conveyed by the	ne property is not being sold, the instrument offered for record. The or the assessor's current materials	This may be evidenced by a	y, both real and personal, being an appraisal conducted by a
excluding current responsibility of v	vided and the value must be decay use valuation, of the property valuing property for property taxes of Alabama 1975 § 40-22-1 (h	as determined by the local purposes will be used and	ate of fair market value, official charged with the I the taxpayer will be penalized
accurate. I furthe of the penalty inc	r understand that any false sta licated in <u>Code of Alabama 19</u>	tements claimed on this for	ned in this document is true and may result in the imposition
Date 13/14	1024	Print (II).	(<u></u>
Unattested		Sign / / ////////////////////////////////	HIN MAN STORES
<u> </u>	(verified by)	(Grantor/Grant	tee/Owner Agent) circle one Form RT-1

Print Form