

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 TEN THOUSAND 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, **Carl E. Nichols, a single man and Jackie Kirby, a single woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Jack F. Shaw and Allison A. Shaw, as joint tenants with right of survivorship** (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:

W 1/2 of the NE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama. Less and Except Instrument #: 1998-17579 and Instrument #: 1998-17587, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: Property conveyed to David Shaw and Tina Shaw in Inst. 20240122000015590, recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows:
Commencing at a axle found marking the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 08 minutes 39 seconds East, a distance of 605.46 feet to the POINT OF BEGINNING; thence continuing East along said line, a distance of 55.73 feet; thence North 0 degrees 01 minute 53 seconds West, a distance of 200.01 feet; thence South 65 degrees 32 minutes 00 seconds West, a distance of 106.75 feet; thence South 15 degrees 00 minutes 37 seconds East, a distance of 160.44 feet to the POINT OF BEGINNING.
According to the survey of L. W. Carver, dated April 10, 2009.

No part of the homestead of the Grantors herein or spouse, if any.
TO HAVE AND TO HOLD to said **GRANTEE** forever.

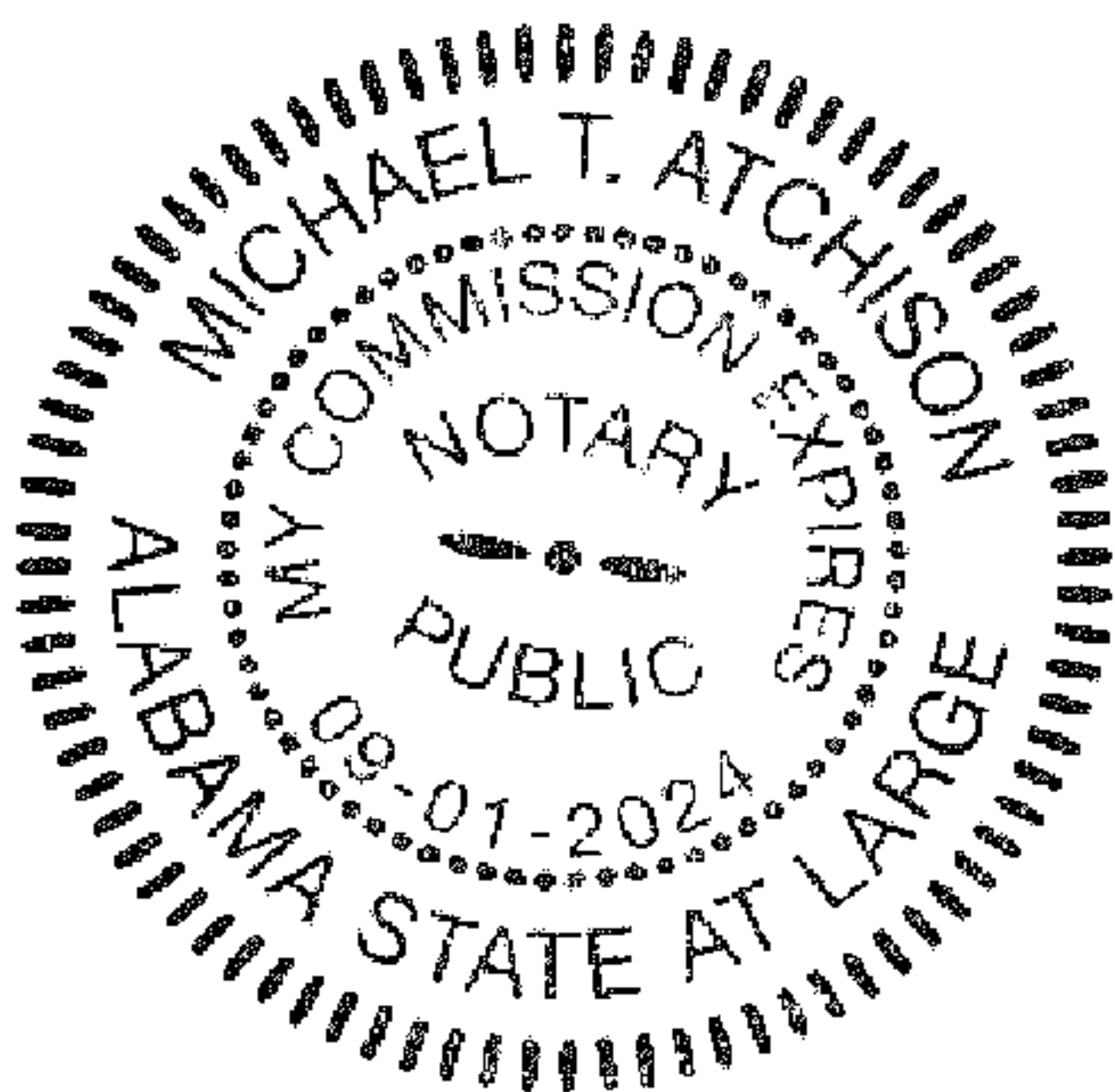
Given under my hand and seal, this 28th day of March, 2024.

Carl E. Nichols Jackie Kirby
Carl E. Nichols Jackie Kirby

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carl E. Nichols and Jackie Kirby**, 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 28 day of March, 2024.



Michael T. Atchison
Notary Public
My Commission Expires: 9-1-24



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2024 02:45:08 PM
 \$35.00 JOANN
 20240401000089200

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Carl E. Nichols
 Mailing Address 352 Nichols Rd
Chelsea AL
35043

Grantee's Name Jack F. Shaw
 Mailing Address 401 Pine Plg Hollow
Chelsea AL
35042

Property Address 352 Nichols Rd
Chelsea AL
35043

Date of Sale 3-28-24
 Total Purchase Price \$ 10,000.00
 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 3-28-24

Print Carl E. Nichols

Unattested

(verified by)

Sign Carl E. Nichols

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1