

This instrument was prepared by:

**Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209**

Send tax notice to:

**Charles Anthony Key
195 Ivy Way
Columbiana, AL 35051**

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantors in hand paid by the grantees herein, we,

**Melissa Marie Edwards, a married person, and
Kyle Ferman Fincher, an unmarried person**

(hereinafter referred to as "Grantors") do quitclaim unto

**Charles Anthony Key, Kathryn Marie Richey, Matthew James Key,
and Melissa Marie Edwards**

(hereinafter referred to as "Grantees") all of our interest in the following described real estate situated in **Shelby** County, Alabama to-wit:

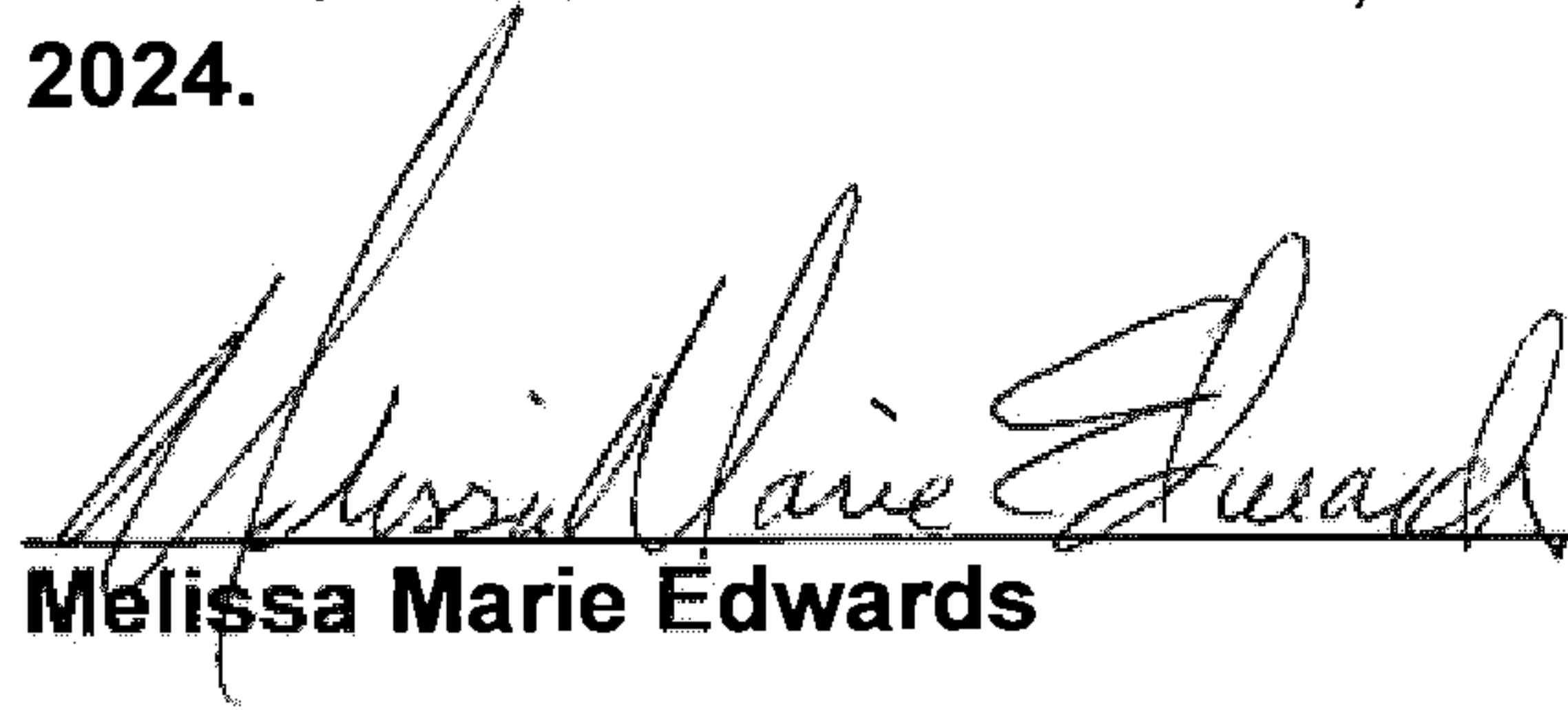
The South 50 feet of the following described property:

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 1 West, thence run North along the west boundary line of said 1/4-1/4 section for 374.21 feet for the Point of Beginning; thence continue along last said course for 350. 17 feet, thence turn an angle of 42°05'48" right and run 98.22 feet thence turn an angle of 25°47'28" right and run 151.29 feet; thence turn an angle of 52°41'34" right and run 213.43 feet; thence turn an angle of 59°25' right and run 76.42 feet; thence turn an angle of 90°00' right and run 60.0 feet; thence turn an angle of 90°00' left and run 295.0 feet; thence turn an angle of 90°00' right and run 329.66 feet to the Point of Beginning.

The above described property does not constitute the homestead of Melissa Marie Edwards or her spouse.

TO HAVE AND TO HOLD Unto Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have set my hand and seal, this **22nd day of March, 2024.**

 (Seal)
Melissa Marie Edwards

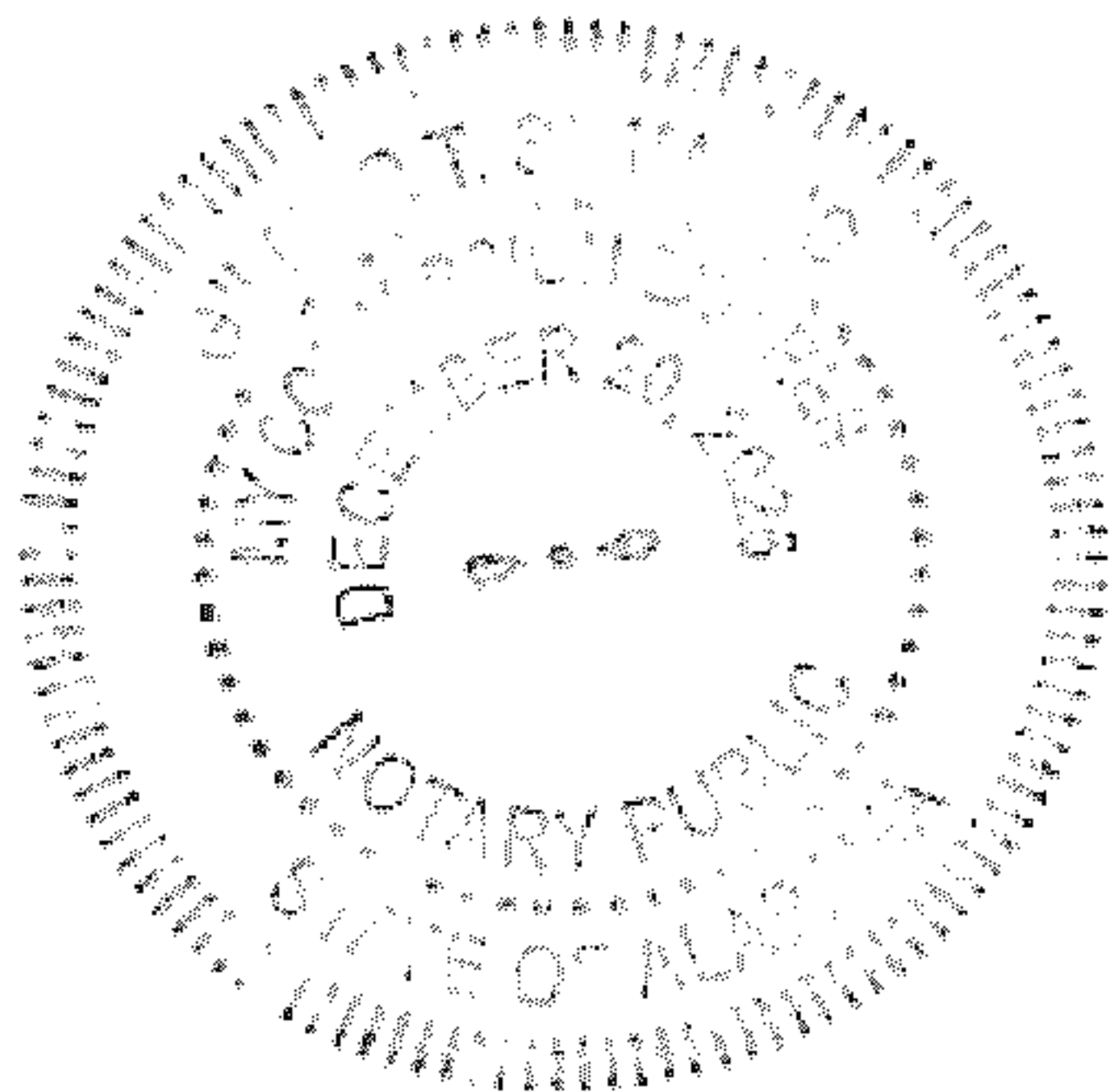
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Melissa Marie Edwards**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of March, 2024.**



Notary Public: Gilmer T. Simmons
My Commission expires: 12/20/2025



IN WITNESS WHEREOF, I have set my hand and seal, this **22nd day of March, 2024.**

 (Seal)
Kyle Ferman Fincher

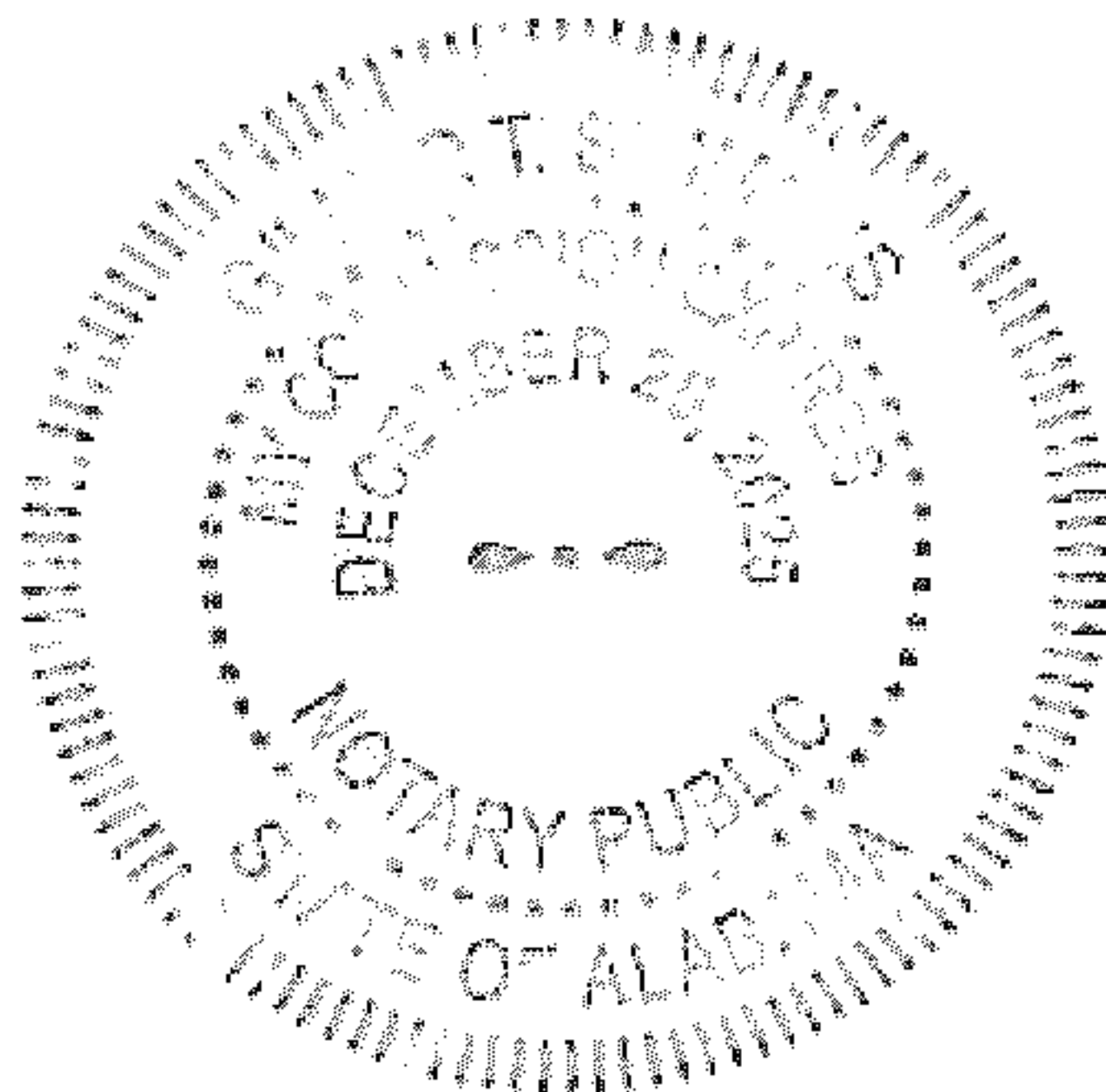
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Kyle Ferman Fincher**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of March, 2024.**



Notary Public: Gilmer T. Simmons
My Commission expires: 12/20/2025



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Melissa Marie Edwards** Date of Sale: **March 22nd, 2024**

Grantor Name: **Kyle Ferman Fincher**
 Mailing Address: **195 Ivy Way**
Columbiana, AL, 35051

Property Address: **195 Ivy Way**
Columbiana, AL, 35051

Grantee Name: **Charles Anthony Key**
 Grantee Name: **Kathryn Marie Richey**
 Mailing Address: **195 Ivy Way**
Columbiana, AL, 35051

Total Purchase Price: \$

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$8,510.00

(15-1-12-0-000-011.005)

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

X Other – Assessor's Market Value = \$8,510.00

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 Section 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 Section 40-22-1 (h).

Date: **March 22nd, 2024**

Print: Galmer T. Simmons

____ Unattested

Sign: Galmer T. Simmons

(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2024 10:17:42 AM
 \$42.00 JOANN
 20240416000110140

Allen S. Bayl