

**Assessment Value: \$110,830.00**

Return to: Abstracts USA, 1700 Rockville Pike, Suite 4400, Rockville, MD 20852

Reference Number: T-227863-24

Mail Tax Statements to: Bob Beasley, Jr. and Autumn Kuck,  
2820 Highway 25, Montevallo, AL 35115

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STATE OF ALABAMA  
COUNTY OF SHELBY

### **QUITCLAIM DEED**

BOB BEASLEY, JR., now a married man, whose mailing address is 2820 Highway 25, Montevallo, AL 35115, hereinafter referred to as "Grantor"  
and

BOB BEASLEY, JR. and AUTUMN KUCK, a married couple, whose mailing address is 2820 Highway 25, Montevallo, AL 35115, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

A parcel of land in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the lot known as the W.S. Thompson Home Lot: proceed northeasterly along the southeasterly right of way of Alabama Highway 25 a distance of 226.39 feet: thence turn an angle to the right of 131 degrees 27 minutes 40 seconds a distance of 178.19 feet to the North line of said Thompson lot; thence turn an angle to the right of 98 degrees 28 minutes 05 seconds a distance of 172.00 feet along said line to the point of beginning.

Less and Except:

A parcel of land lying in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 12 East, being more particularly described as follows:

Commence at the northwest corner of the lot known as the W.S. Thompson Home Lot being a  $\frac{3}{4}$  inch iron pipe found: thence run northeasterly along the southeasterly right of way of Alabama Highway No. 25, 216.75 feet to a iron pin set. said point being the point of beginning: thence continue along last described course for a distance of 3.00 feet to a point: thence deflect an angle right of 130 degrees 36 minutes 57 seconds and run a distance of 180.64 feet to a iron pin found; thence deflect an angle right of 101 degrees 35 minutes 30 seconds and run a distance of 3.00 feet to a iron pin set: thence deflect an angle right of 78 degrees 37 minutes 16 seconds and run a distance of 178.08 feet to the point of beginning.

Being the same property conveyed unto Bob Beasley, Jr., from Luis Jose Rios Cruz, a married person by Deed dated December 31, 2013 and recorded February 6, 2014, in Instrument No. 20140206000034490, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:


1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

**SIGNATURE PAGE TO FOLLOW**

TO HAVE AND TO HOLD to the said Grantee forever.

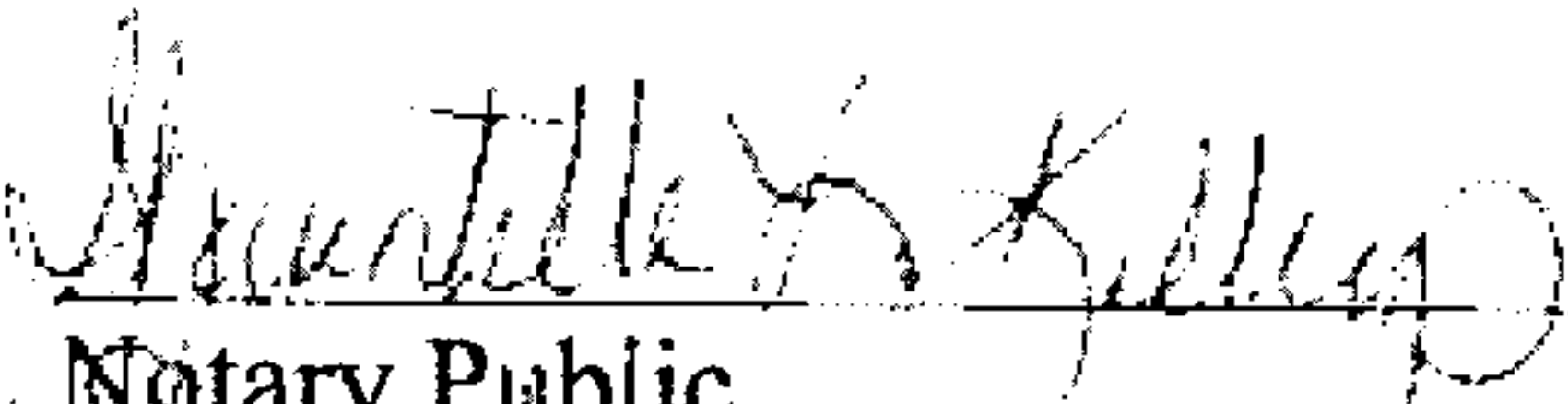
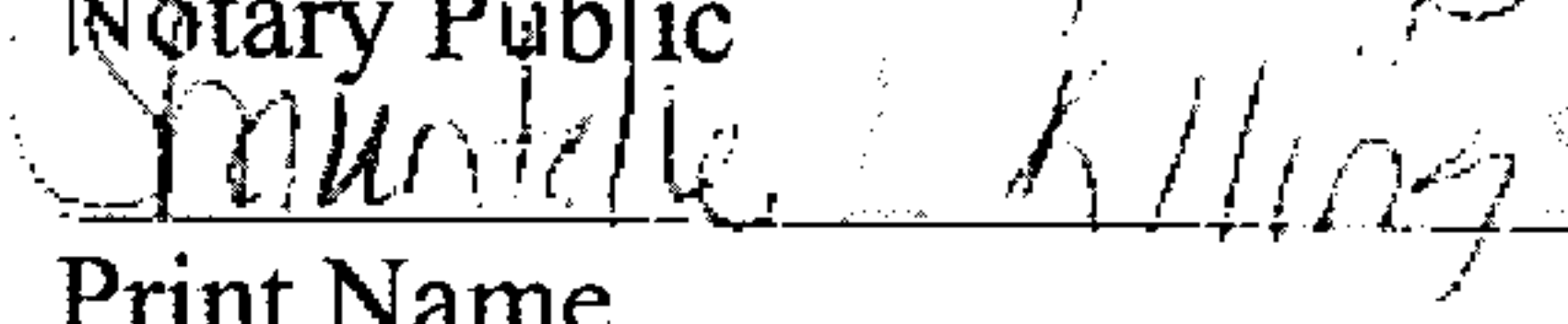
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 13 day of March, 20 24.

  
BOB BEASLEY, JR.

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that BOB BEASLEY, JR., 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 instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 13<sup>th</sup> day of March, 20 24.

  
Notary Public  
  
Print Name  
My Commission expires:  
05-05-2027

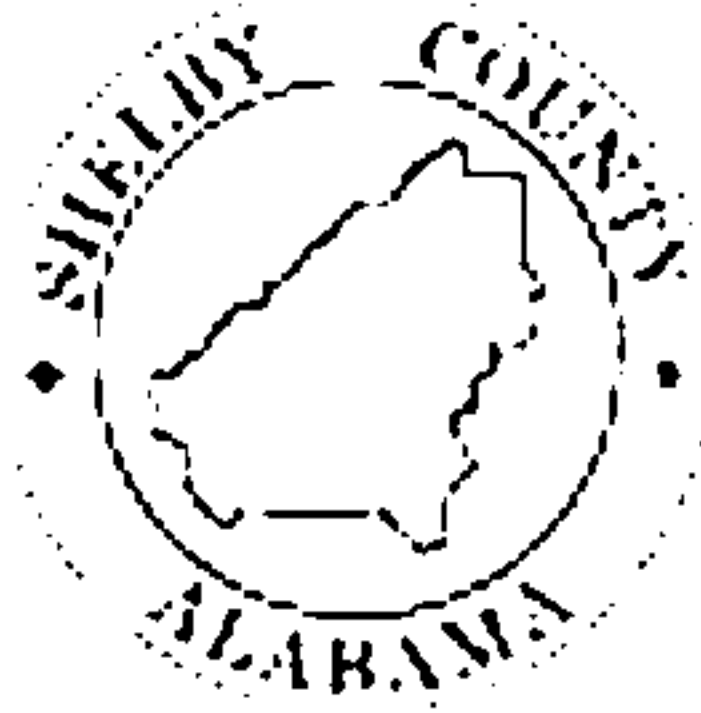
**Shauntelle L. Killings**  
**Notary Public, Alabama State At Large**  
**My Commission Expires 05/05/2027**

This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
Gulf Coast ADR, LLC, 139 Cox Creek Parkway #310, Florence, AL 35630

Grantor's address:  
Bob Beasley, Jr., 2820 Highway 25, Montevallo, AL 35115

Grantee's address:  
Bob Beasley, Jr. and Autumn Kuck, 2820 Highway 25, Montevallo, AL 35115





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/03/2024 03:26:38 PM  
 \$142.00 BRITTANI  
 20240503000130490

*Allen S. Beasley*

## Real Estate Validation Form

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

Grantor's Name Bob Beasley, Jr.  
 Mailing Address 2820 Highway 25

Montevallo, AL 35115

Grantee's Name Bob Beasley, Jr.  
 Mailing Address 2820 Highway 25

Montevallo, AL 35115

Property Address 2820 Highway 25  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
 Total Purchase Price \_\_\_\_\_

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 on) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other ADDING WIFE

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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-13-24

Print Bob Beasley Jr.

Unattested Shantelle L. Killings  
 (verified by)

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one