

This instrument prepared by:
Charles L. Sparks, Attorney at Law
Suite 415, One Independence Plaza
Homewood, Alabama 35209

Send Tax Notice To:
Barry K. Hyche
2210 Cheshire Road
Sterrett, Alabama 35147

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Barry K. Hyche, a/k/a Barry Hyche, an unmarried man (hereinafter called "grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to Barry K. Hyche as Trustee of The Barry Keith Hyche Revocable Trust dated February 27, 2024 (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:

From the SE corner of the NE ¼ of the SW ¼, Section 23, Township 19 South, Range 1 East, also being the point of beginning, run North along the East boundary of said ¼ ¼ a distance of 263.90 feet; thence left 91 deg. 20 min. a distance of 415.89 feet to a point on the East right of way line of a county road; thence left 95 deg. 20 min. a distance of 152.76 feet along the chord of a curve to the left on said right of way line; thence left 18 deg. 38 min. a distance of 70.68 feet to a point on said right of way line; thence right 00 deg. 06 min. a distance of 59.29 feet to a point on said right of way line; thence left 72 deg. 43 min. a distance of 27.20 feet to a point on said right of way line; thence right 91 deg. 37 min. a distance of 15.0 feet along the chord of a curve to the right on said right of way line; thence left 88 deg. 29 min. a distance of 314.18 feet; thence left 85 deg. 02 min. a distance of 44.91 feet to the point of beginning.

Part of the SE ¼ of the SW ¼ of Section 23, Township 19 South, Range 1 East, more particularly described as follows: From the Southeast corner of the NE ¼ of the SW ¼ of Section 23, Township 19 South, Range 1 East, run South along the East line of the West ¼ of said Section 23 a distance of 44.91 feet; thence continue in a straight line a distance of 143.44 feet; thence right 87 deg. 04 min. a distance of 333.73 feet to a point on the East right of way line of a county road; thence left 101 deg. 56 min. a distance of 134.49 feet along the chord of a curve to the left on said right of way line; thence right 76 deg. 02 min. a distance of 314.18 feet to the point of beginning of the property herein described.

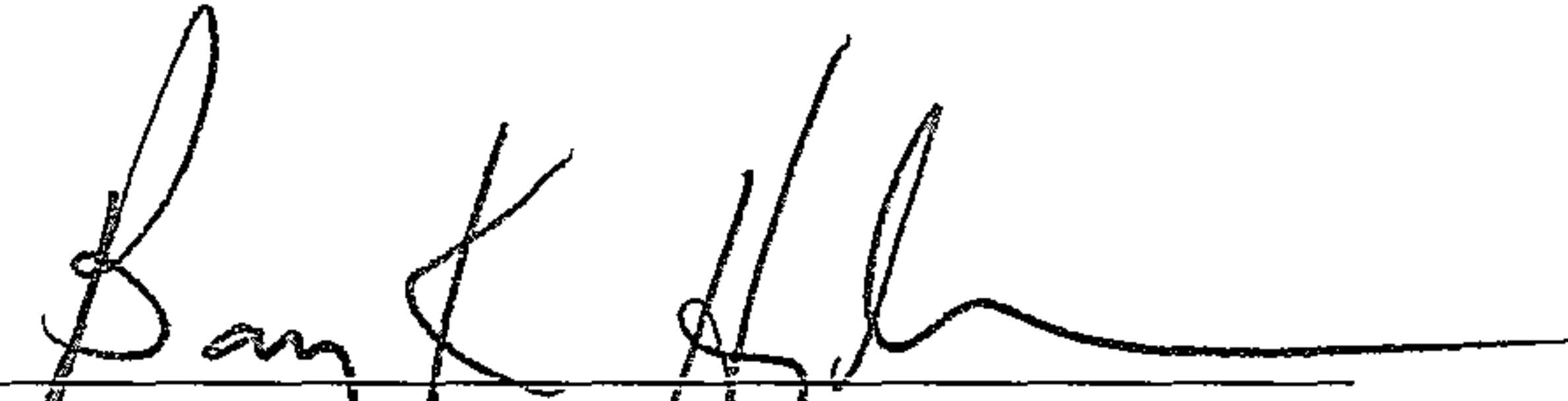
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: County Road 451, Westover, AL 35147

To have and to hold the said Grantee, his respective heirs and assigns forever.

This instrument is prepared based on information provided by the Grantor. The attorney drafting this instrument has made no search or examination of the title records concerning the above-referenced property, and makes no representation, expressed or implied, concerning the nature, quality or status of the title herein conveyed.

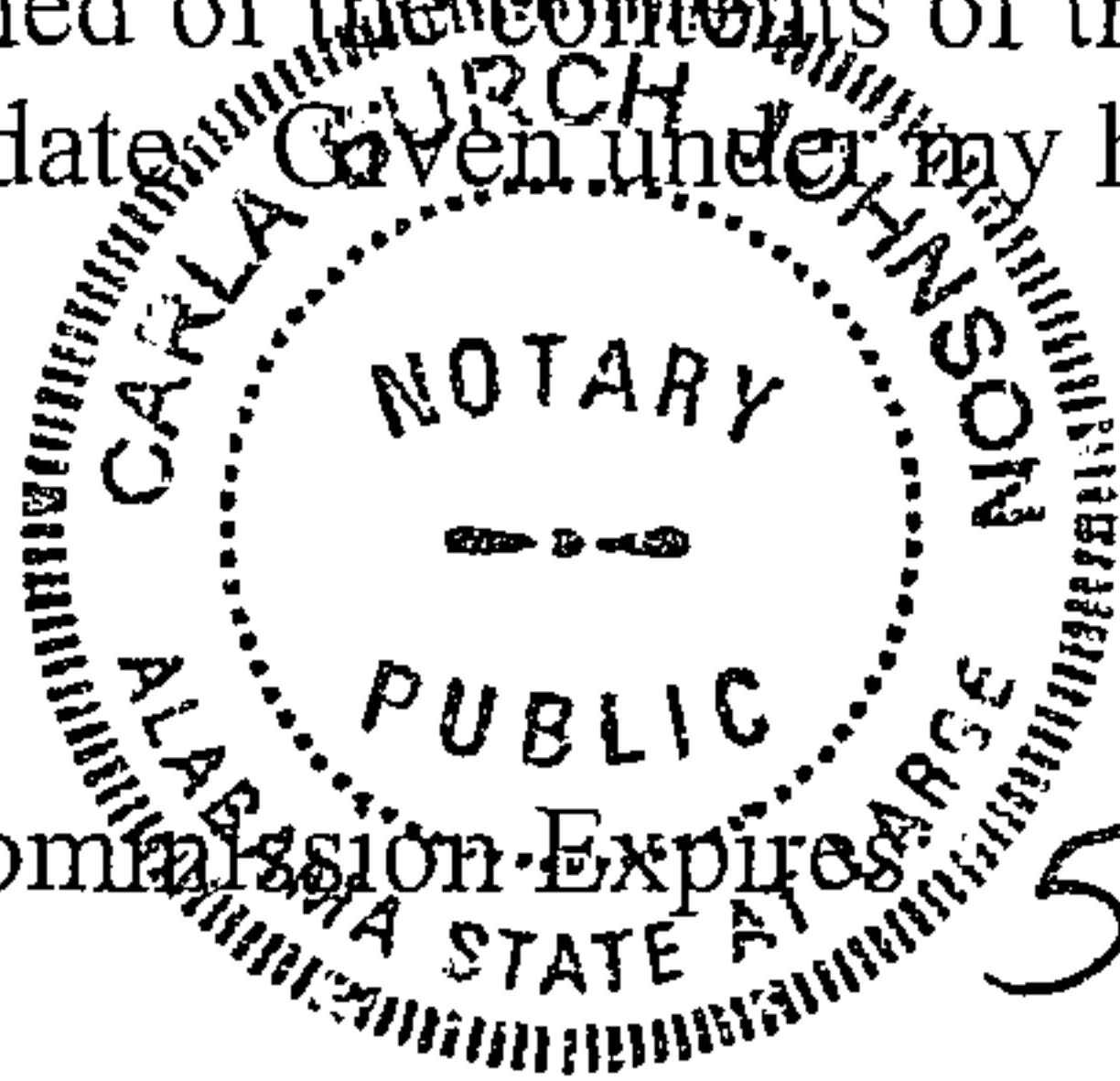
IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals on or as of the 22nd day April, 2024.

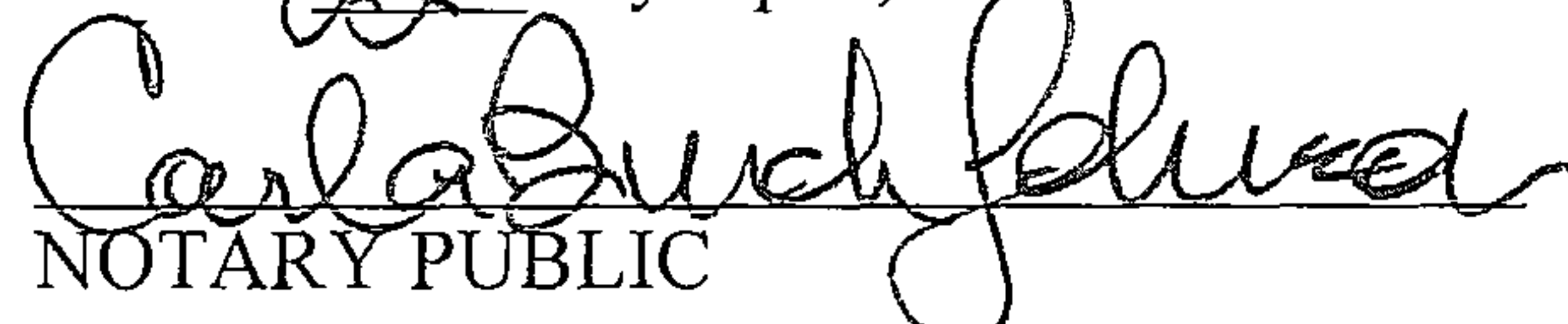

Barry K. Hyche, Grantor

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, hereby certify that Barry K. Hyche whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and seal of this office this 22nd day April, 2024




NOTARY PUBLIC

My Commission Expires 5/14/2025

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

Grantor's Name BARRY K. HYNCH
Mailing Address 2210 Cheshire Rd
Sperry, AL
35147

Grantee's Name BARRY K. HYNCH & S.
Mailing Address 2210 Cheshire Rd
Sperry, AL
35147

Property Address 2210 Cheshire Rd
Sperry, AL
35147

Date of Sale 4/22/2024
Total Purchase Price \$ 170,000

or
Actual Value \$

or
Assessor's Market Value \$ 290,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2024 12:06:31 PM
\$318.00 JOANN
20240513000140870

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 TAX ASSESSOR OFFICE
Shelby Co, AL

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 5/13/2024

Print Charles L. Sparks, Attorney Agent

Unattested

Sign Charles L. Sparks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1