


STATE OF ALABAMA
COUNTY OF SHELBY

This Instrument prepared by:
Britt Cauthen
Cauthen & Cauthen
Attorney at Law
P. O. Box 1702
Decatur, Alabama 35602


20240626000191400 1/3 \$520.50
Shelby Cnty Judge of Probate, AL
06/26/2024 11:03:24 AM FILED/CERT

NO TITLE OPINION REQUESTED
AND NONE PERFORMED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid to the undersigned Grantor, THE ESTATE OF MILTON LUTHER BRIDGES, JR., by and through JEREMY STEPHENS, Personal Representative thereof, whose address is 2209 Woodland St, SE, Decatur, Alabama 35601, hereinafter referred to as "GRANTOR," does hereby bargain, grant, sell and convey to NORMA BRIDGES CONNELL, a married woman whose address is 822 North Marley Drive, Palmer, AK 99645; SHARON BRIDGES CROWNOVER, a married woman whose address is 25 Arthur Road, Asheville, NC 28806; and MAVIS BRIDGES STEPHENS, a married woman whose address is 4606 Norris Mill Road, Hartselle, AL 35640, hereinafter referred to as "GRANTEES," all of its right, title, interest and claim in or to the following described real estate situated, lying and being in Shelby County, Alabama, and being more particularly described as follows:

See attached "Exhibit A."


Subject to easements, plat notes, restrictions of record and current ad valorem taxes for the current and subsequent year.

Said property having an address of 4805 Spring Creek Road, Montevallo, AL 35115, and a Tax Assessor's market value of \$492,140.00.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns, as tenants in common, forever.

GIVEN under my hand and seal, this the 2d day of February, 2023.


THE ESTATE OF MILTON LUTHER BRIDGES, JR., by:



JEREMY STEPHENS, Administrator

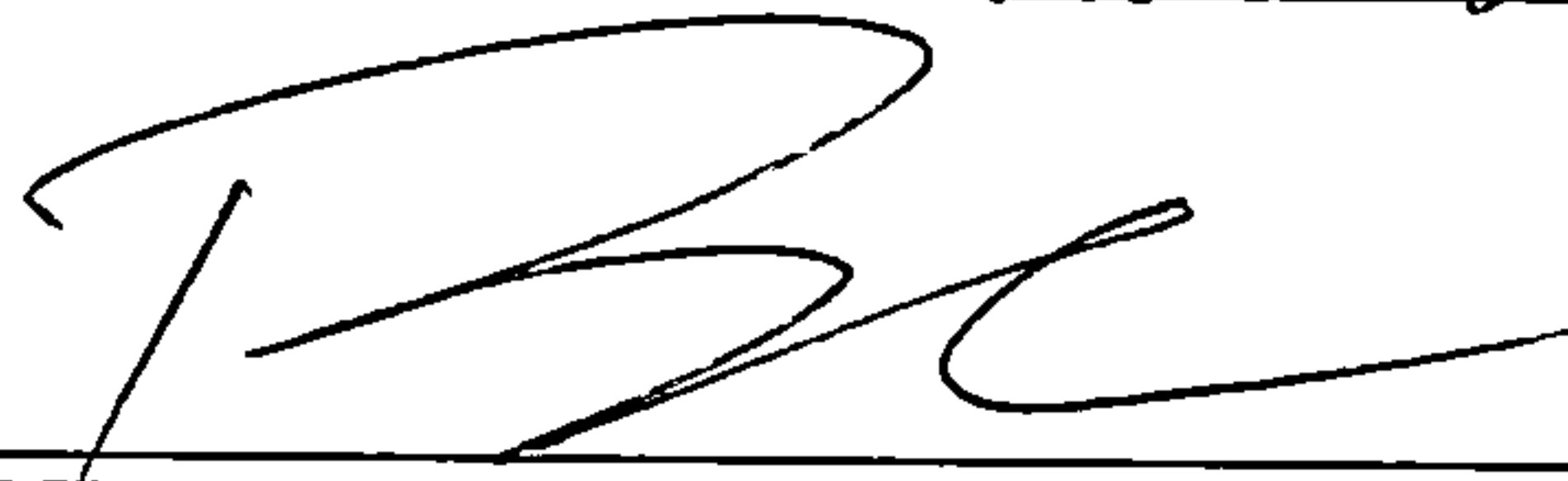
STATE OF ALABAMA)
COUNTY OF MORGAN)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JEREMY STEPHENS, in his capacity as Administrator of the ESTATE OF MILTON LUTHER BRIDGES, JR., DECEASED**, 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, they executed the same voluntarily on the day the same bears date.



JEREMY STEPHENS

Given under my hand and official seal this 2d day of February, 2023.



NOTARY PUBLIC
My Commission Expires: 4/14/25

Shelby County, AL 06/26/2024
State of Alabama
Dead Tax: \$492.50



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PARCEL I

Begin at the N right of way of Shelby County Highway 12, and proceed W to the W line of §7, thence N 1100 feet, thence southeasterly 970 feet to the N right of way of Shelby County Highway 12; thence southwesterly along said right of way 520 feet to the point of beginning, all located in §7, Twp 22S, R2W!

PARCEL II

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ less and except that part covered by Shelby County Highway 12.

It is the intent of this instrument to convey title to all the land owned by grantor, consisting of two adjoining parcels constituting the Bridges Farm, acquired by grantor on March 12, 1943 by an instrument recorded at Deed Book 120, page 220; and on August 04, 1972, by instruments recorded at Deed book 275, page 888, whether or not correctly described.

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Milton Luther Bridges, Jr.
Mailing Address c/o Jeremy Stephens, Personal Rep.
2209 Woodland Street, S.E.
Decatur, AL 35601

Grantee's Name Norma Bridges Connell, Sharon Bridges
Mailing Address Crownover, and Mavis Bridges Stephens
4606 Norris Mill Road
Hartselle, AL 35640

Property Address 4805 Spring Creek Road
Montevallo, AL 35115

Date of Sale 06/14/2024
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$4,92,140.00

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 Appraisal
Sales Contract Other
Closing Statement

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 06/20/24

Print Britt Caution

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Barcode
20240626000191400 3/3 \$520.50
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