

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, PC
P. O. Box 310
Moody, Alabama 35004

Send Tax Notice To:
David Queen
256 Sun Valley Circle
Sterrett, Alabama 35147

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Regina Carlisle** a married woman, **David Wesley Howard** an unmarried man, and **Amuel Braxton Howard** a married man, hereby remises release quit claim, grants, sell, and convey to **David Queen** (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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to said Grantees forever.

Given under my hand and seal this 8th day of July, 2024.

Regina Carlisle
Regina Carlisle

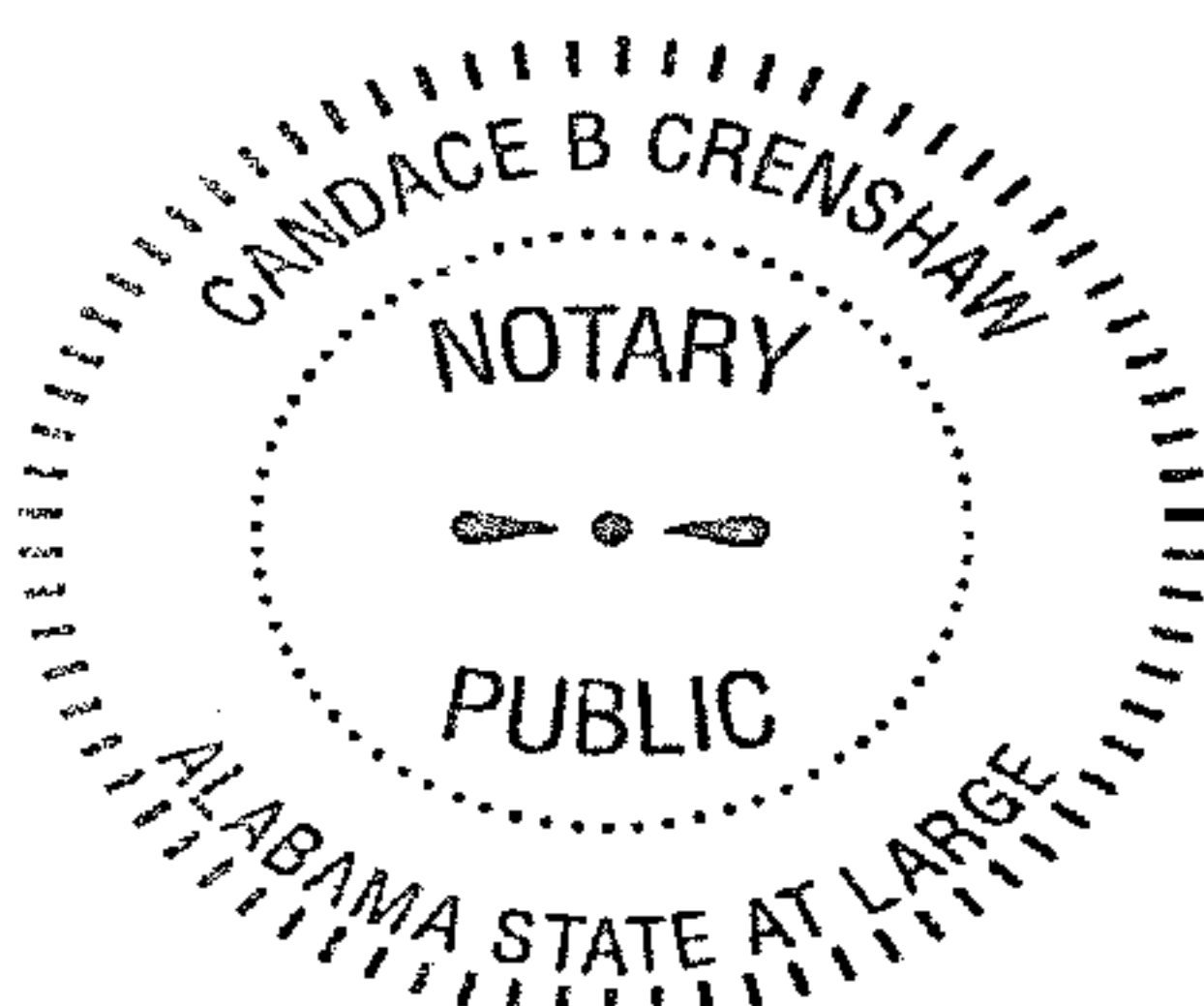
DAVID Wesley Howard
David Wesley Howard

Amuel Braxton Howard
Amuel Braxton Howard

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Regina Carlisle** 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 8th day of July, 2024.

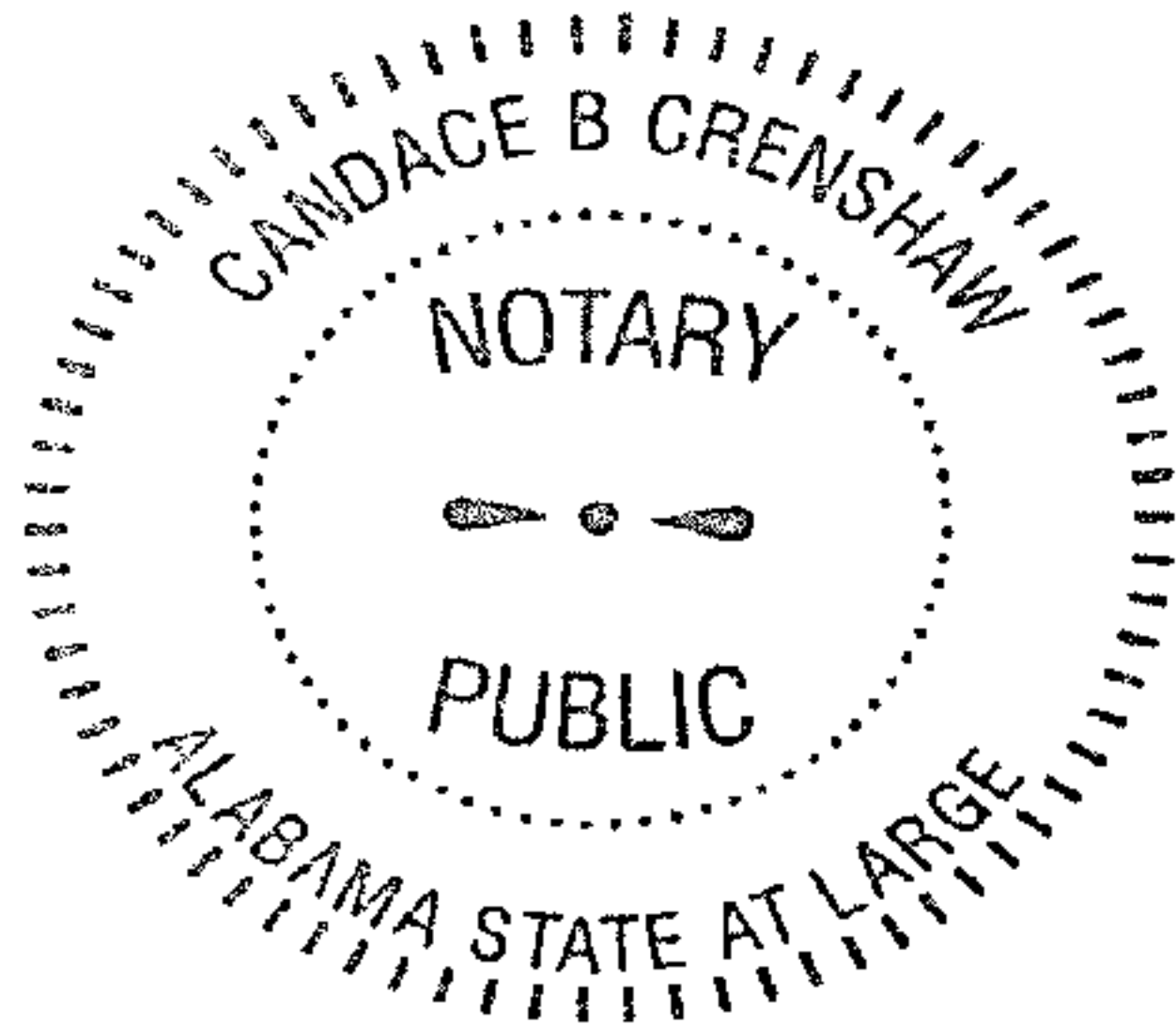


Candace B. Crenshaw
Notary Public
My Commission Expires: 10/05/2024

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **David Wesley Howard** 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 8th day of July, 2024.

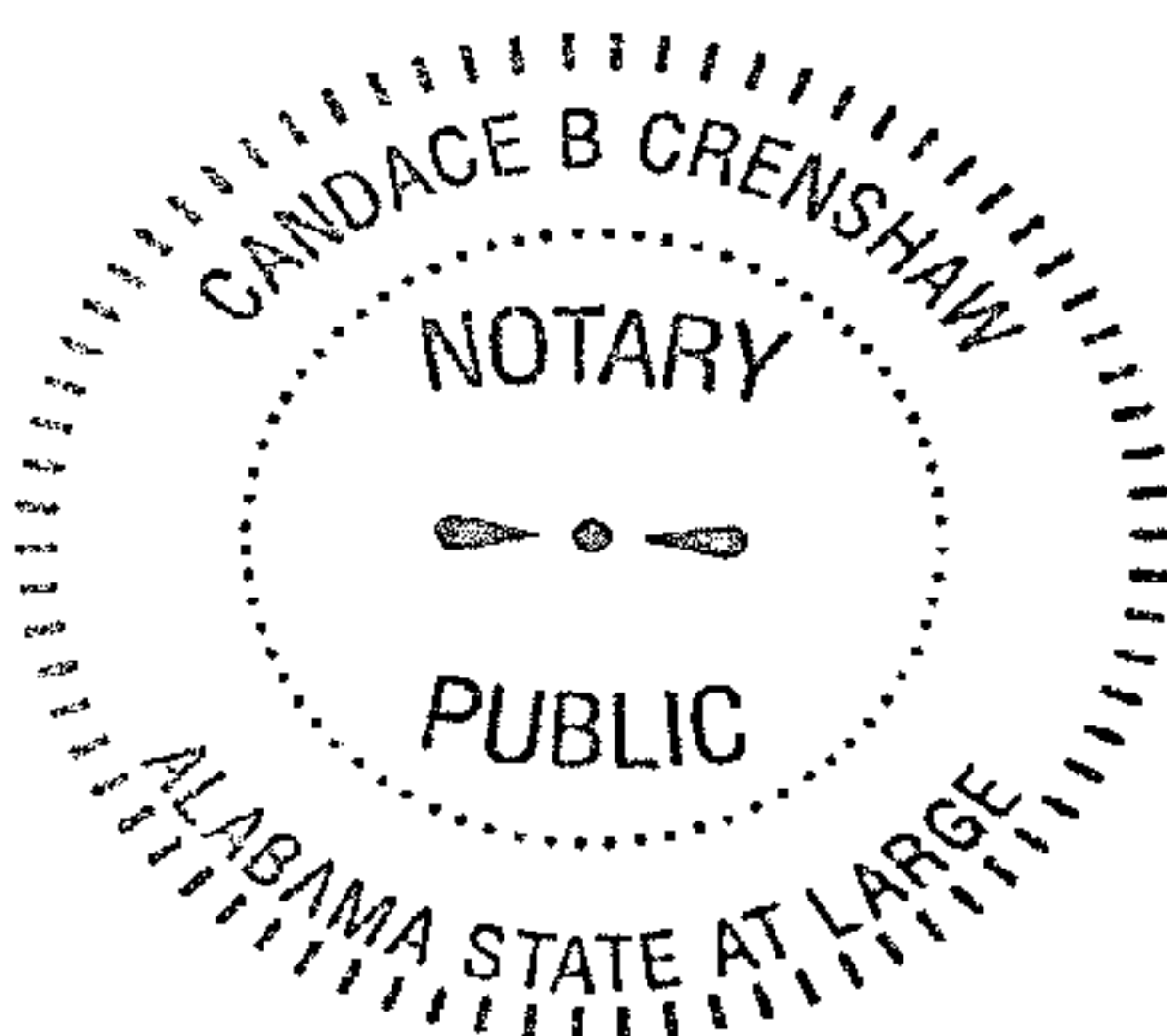


Candace B. Crenshaw
Notary Public
My Commission Expires: 10/05/2024

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Amuel Braxton Howard** 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 8th day of July, 2024.



Candace B. Crenshaw
Notary Public
My Commission Expires: 10/05/2024

PROPERTY DESCRIPTION
SHELBY COUNTY, ALABAMA

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1" OPEN TOP PIPE; THENCE RUN N 89°33'24" E ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 345.40 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A SET 1/2" REBAR STAMPED "CA1084LS"; THENCE CONTINUE ALON G SAID NORTH 1/4-1/4 LINE N 89°33'24 E FOR A DISTANCE OF 74.50 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE LEAVING SAID 1/4-1/4 LINE, RUN S 00°08'05" E FOR A DISTANCE OF 16.72 FEET TO A SET 1/2" REBAR STAMPED "CA1084LS" ALONG A FENCE LINE; THENCE RUN S 89°30'21" W ALONG SAID FENCE LINE FOR A DISTANCE OF 18.81 FEET TO A SET 1/2" REBAR STAMPED "CA1084LS"; THENCE CONTINUE ALONG SAID FENCE LINE N 88°14'04" W FOR A DISTANCE OF 47.71 FEET TO A SET 1/2" REBAR STAMPED "CA1084LS"; THENCE CONTINUE ALONG SAID FENCE LINE N 28°26'17" W FOR A DISTANCE OF 16.87 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL BEING 0.02 ACRES MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/12/2024 08:17:29 AM
 \$33.00 PAYGE
 20240712000212050

Allen S. Byrd

REAL ESTATE SALES VALIDATION FORM

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

Grantors' Names: Regina Carlisle, David Wesley Howard & Amuel Braxton Howard
 316 Sun Valley Circle
 Sterrett, Alabama 35147

Grantee's Name: David Queen
 256 Sun Valley Circle
 Sterrett, Alabama 35147

Mailing Address : PO Box 46, Sterrett, AL 35147
 Sterrett, AL 35147

Mailing Address : 256 Sun Valley Circle
 Sterrett, AL 35147

Property Address: 256 Sun Valley Circle
 Sterrett, Alabama 35147

Date of Sale: July 8, 2024

Total Purchase Price: \$ _____

Or Actual Value \$ 571.45 See Below

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	☐ Appraisal	<u>Calculation for Actual Value:</u>	
☐ Sales Contract	☒ Other	Tax Assessor's value on 5.8 acres:	\$165,720.00
☐ Closing Statement		Value per acre:	\$ 28,582.41
		Value of .02 acre:	<u>\$571.45</u>

In 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 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 evidence 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 us 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)

Date : 7/11/2024

Print : Candace B. Crenshaw

Unattested
 Verified by:

Sign

Candace B. Crenshaw

Agent