


This instrument was prepared by:
Grace Graham
Ellis Head Owens Justice Arnold & Graham
PO Box 587
Columbiana, AL 35051

QUITCLAIM DEED

THE STATE OF ALABAMA
SHELBY COUNTY


20240718000219220 1/3 \$97.00
Shelby Cnty Judge of Probate, AL
07/18/2024 09:18:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and Zero Cents (\$1.00) in hand paid to Tess Nichole Brown Bradford and Tyler Lynn Brown (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Danita Ann Brown (hereinafter called GRANTEE, whether one or more), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Thence run South along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 572.06 feet to the point of beginning, thence continue along the last described course 240.0 feet, thence turn left 122 degrees 10 minutes and run northeasterly 405.4 feet to the Westerly right-of-way line of a public road; thence turn left 86 degrees 25 minutes and run northwesterly along said right-of-way line of 208.71 feet, thence turn left 94 degrees 36 minutes and run southwesterly 290.60 feet to the point of beginning.

Tess Nichole Brown Bradford and Tyler Lynn Brown are the only children of Maxie L. Brown, who died on April 10, 2024.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 18th day of July, 2024.


Tess Nichole Brown Bradford


Tyler Lynn Brown

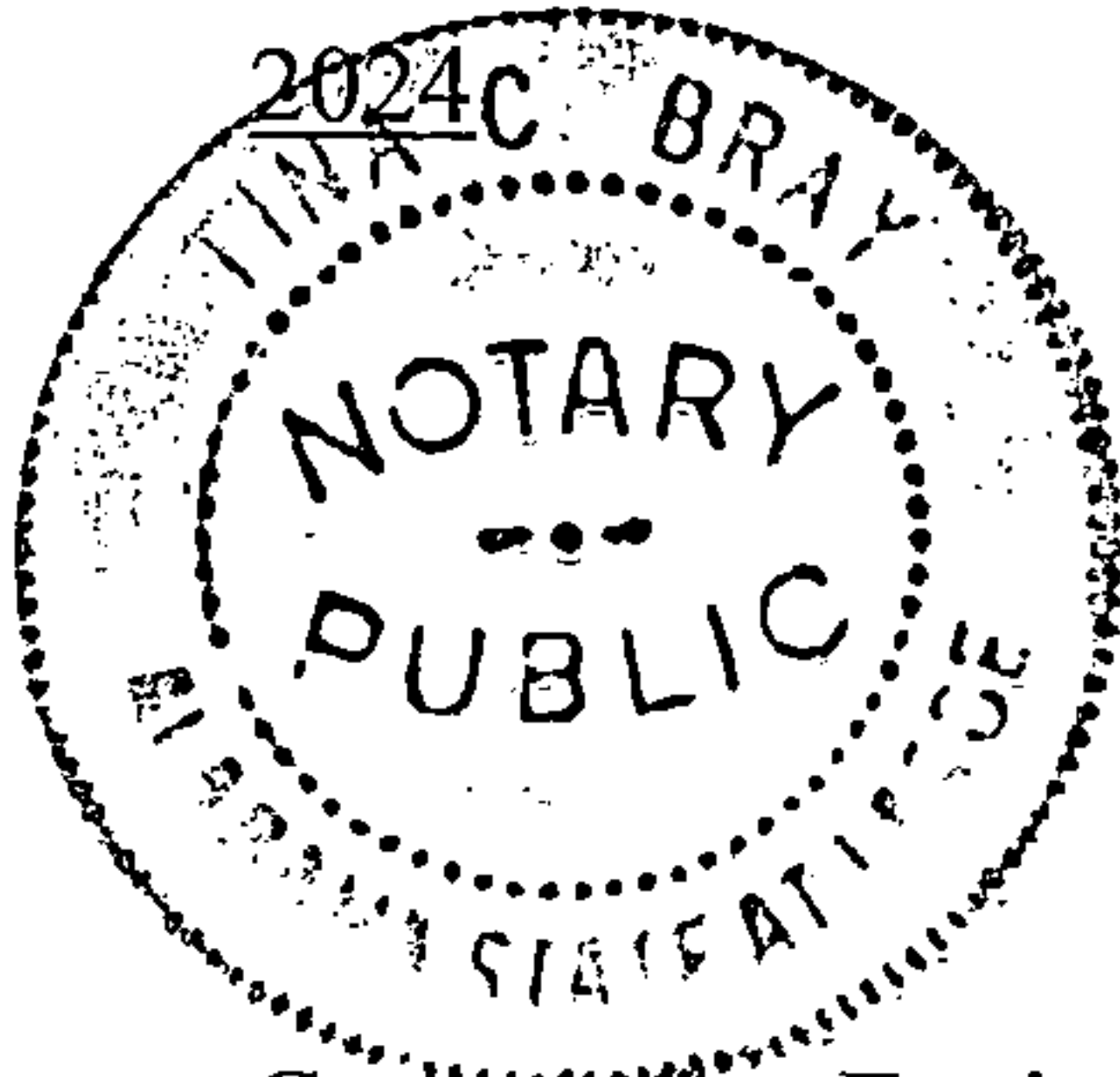
Shelby County, AL 07/18/2024
State of Alabama
Deed Tax: \$69.00

THE STATE OF ALABAMA
SHELBY COUNTY

20240718000219220 2/3 \$97.00
Shelby Cnty Judge of Probate, AL
07/18/2024 09:18:27 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tess Nichole Brown Bradford and Tyler Lynn Brown, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July



Tina C. Bray
Notary Public

Commission Expires: 7-27-2027

Real Estate Sales Validation Form

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

Grantor's Name Tess Nichole Brown Bradford
Mailing Address 45676 Hwy 25 Vincent, AL 35178
Tyler Lynn Brown
2329 Valley Ln Sylacauga, AL 35150

Grantee's Name Danita Ann Brown
Mailing Address 1463 Sun Valley Road
Harpersville, AL 35078

Property Address 1463 Sun Valley Road
Harpersville, AL 35078

Date of Sale 7/18/2024

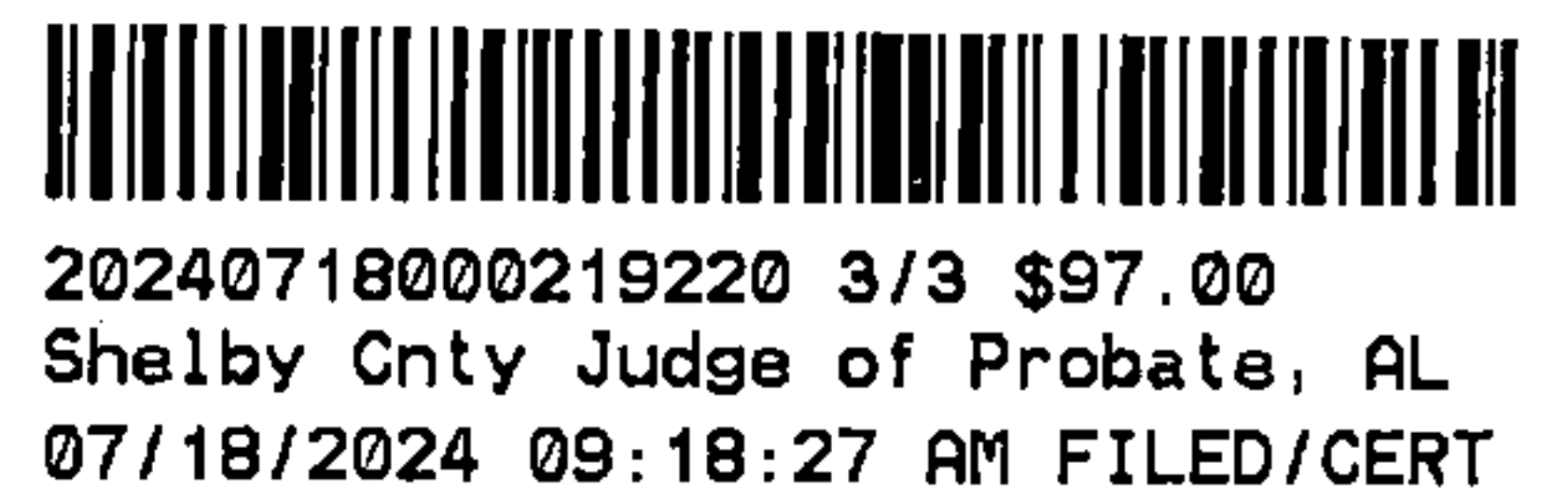
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1/2 of \$137,330 = \$68,665



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 Tax Assessed Value
☐ 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 7/18/24

Print Grace Graham

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1