



20240722000223990 1/2 \$31.50  
Shelby Cnty Judge of Probate, AL  
07/22/2024 02:04:42 PM FILED/CERT

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

**QUITCLAIM DEED**

STATE OF ALABAMA            )  
SHELBY COUNTY                )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \_\_\_\_\_ Six Thousand Five Hundred Dollars and Zero Cents (\$6,500.00) in hand paid to \_\_\_\_\_ James R. Eaves, an unmarried man (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Brandie Merrell (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:

A parcel of land described as follows: Beginning at a point located on the West boundary line 420 ft. north from the Southwest corner of the NW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West; thence run north along the West boundary line of said quarter-quarter section a distance of 240 ft.; thence run East perpendicular to said West boundary line a distance of 210 ft.; thence run South parallel to said west boundary line a distance of 240 ft.; thence run West perpendicular to said West boundary line a distance of 210 ft. to point of beginning comprising of approximately 1.2 acres, lying in the NW 1/4 of the NE 1/4 of Section 35, Township 21, Range 1 West.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 12 day of July, 2024.

James R Eaves  
James R. Eaves

THE STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Eaves, 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 12 day of July, 2024.

Brenda Henrietta Oliver  
Notary Public

My Commission Expires: 4-17-2027

Shelby County, AL 07/22/2024  
State of Alabama  
Deed Tax: \$6.50



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### Real Estate Sales Validation Form

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

Grantor's Name James R EAUER  
Mailing Address PO BOX 213  
COLUMBIANA, AL 35051

Grantee's Name Brandie Memell  
Mailing Address 35 Looney Rd  
COLUMBIANA, AL 35051

Property Address ACREAGE

Date of Sale 7/12/24  
Total Purchase Price \$ 6500.00  
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 one) (Recordation of documentary evidence is not required)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 7/22/24

Print Brandie Memell

Unattested

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

(verified by)