

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Darren L. Anderson

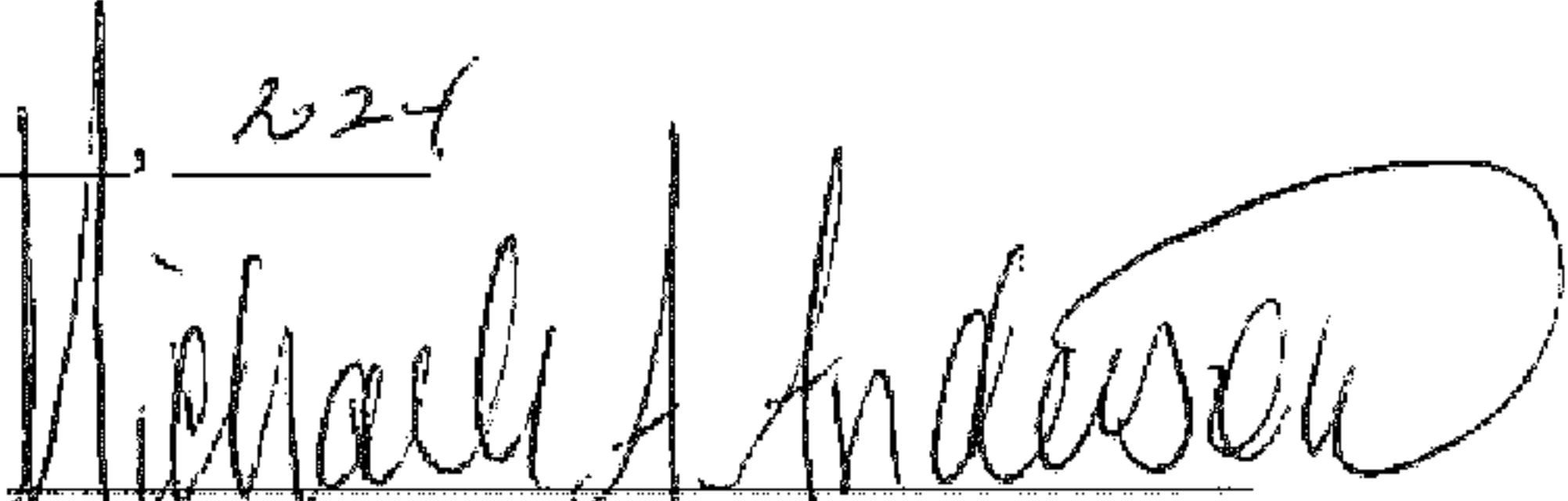
STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Michaele A. Anderson, a single woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Darren L. Anderson** (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:

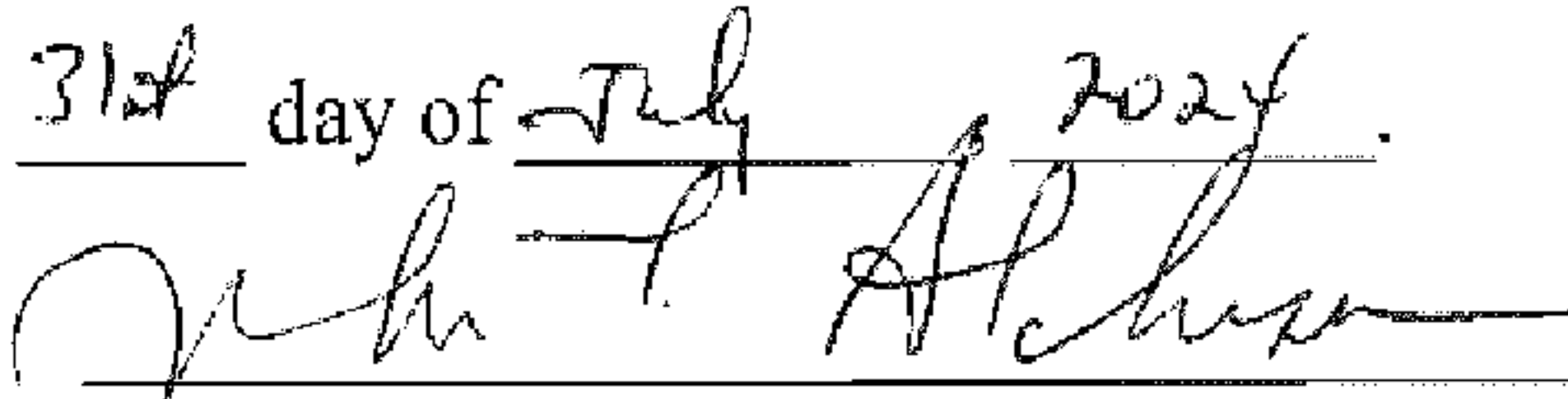
Commence at the NE corner of the SE ¼ of the SW ¼ of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 89 degrees 30 minutes 16 seconds West along the North line of said ¼-1/4 section for a distance of 355.54 feet to the point of beginning; thence continue along the last described course for a distance of 325.81 feet; thence South 00 degrees 49 minutes 15 seconds East for a distance of 655.60 feet; thence South 89 degrees 45 minutes 09 seconds East for a distance of 119.23 feet to the Northwesternly right of way line of Shelby County Highway 71 and a point on a curve to the left having a central angle of 5 degrees 49 minutes 57 seconds and a radius of 1454.73 feet; said curve subtended by a chord bearing North 50 degrees 04 minutes 12 seconds East and a chord distance of 148.02 feet; thence along the arc of said curve for a distance of 148.09 feet to the intersection of said right of way and the westerly right of way line of Spring Creek Road; thence North 08 degrees 31 minutes 26 seconds East along said Spring Creek Road right of way and leaving said Highway 71 for a distance of 564.46 feet to the point of beginning.

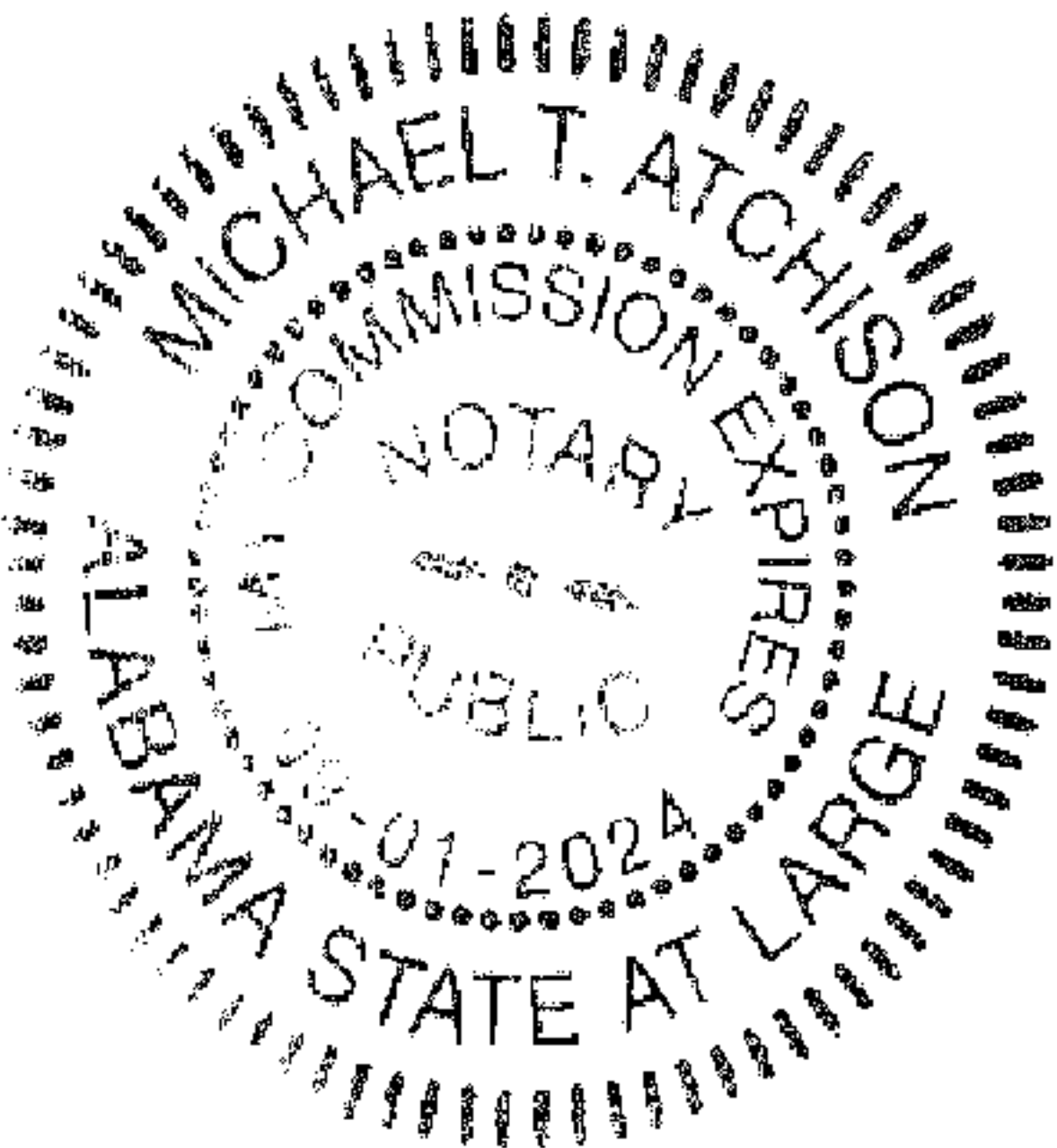
TO HAVE AND TO HOLD to said GRANTEE forever.

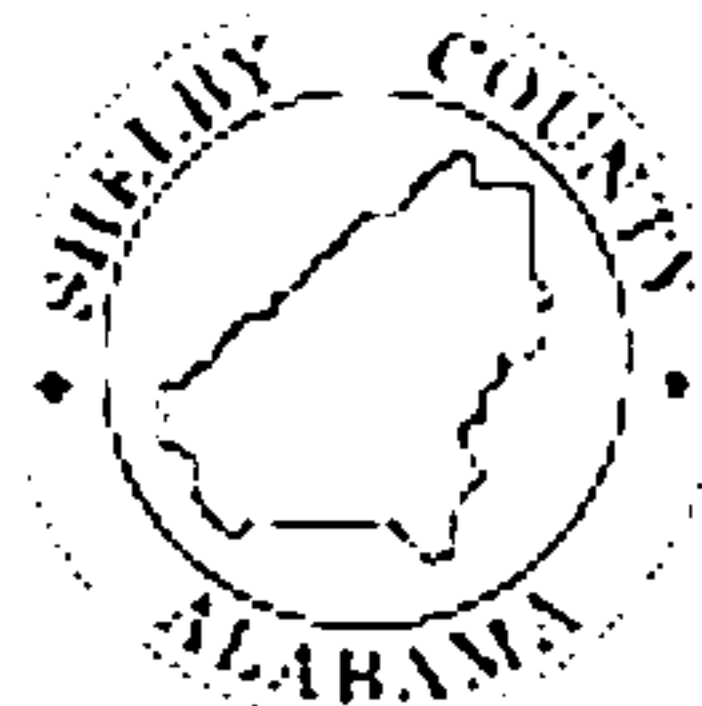
Given under my hand and seal, this 31st day of July, 2024

Michaele A. Anderson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michaele A. Anderson**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2024.

Notary Public
My Commission Expires: 9-1-24





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 08:13:28 AM
 \$30.00 PAYGE
 20240801000237900

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Michael A. Anderson</u>	Grantee's Name	<u>Darren L. Anderson</u>
Mailing Address	<u>2295 Higgins Rd</u> <u>Shelby AL</u> <u>35143</u>	Mailing Address	<u>290 Barron Rd</u> <u>Chelsea AL</u> <u>35043</u>
Property Address	<u>95 Higgins Rd</u> <u>Shelby AL</u> <u>35143</u>	Date of Sale	<u>7-31-24</u>
		Total Purchase Price \$	<u>5,000.00</u>
		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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7-31-24

Print Mike T. Anderson

Sign Mike T. Anderson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1