

## **QUITCLAIM DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **Charles W. McKerley, and his wife, Sally S. McKerley,** hereby remise, release, quitclaim, grant, and convey all of our interest to **John William McKerley, Trustee of the McKerley Irrevocable Trust, dated June 12, 2024,** Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

**SEE EXHIBIT A**

**The subject property is the homestead of the grantors and remains the homestead of the grantors.**

**Property Address 105 Shaw Ridge, Chelsea, Alabama.**

**SOURCE OF TITLE: Instrument No: 20120706000238540**

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

**TO HAVE AND TO HOLD** unto the said Grantee, its heirs and assigns in fee simple, forever.



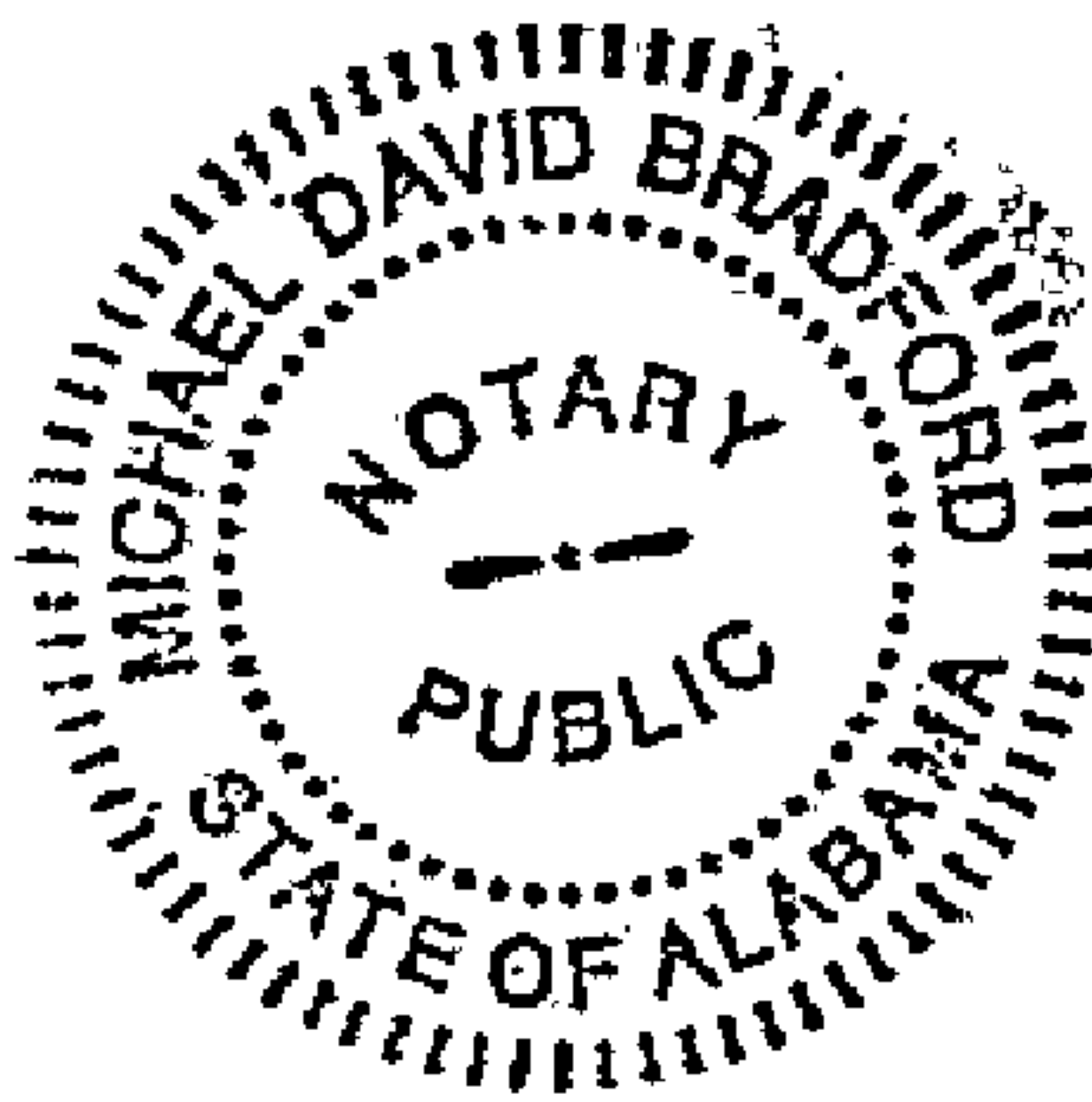
IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 12th day  
of June 2024.

Charles W. McKerley (SEAL)  
Charles W. McKerley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Charles W. McKerley** 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 12<sup>th</sup> day of June, 2024.



Michael David Bradford  
Notary Public

My Commission Expires 04/14/2026

Sally S. McKerley (SEAL)  
Sally S. McKerley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Sally S. McKerley**, 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 12<sup>th</sup> day of June, 2024.



Melanie B. Hollomon  
Notary Public  
My Commission Expires 06-08-2027.



This Instrument was Prepared By:  
**HOLLIMAN & HOLLIMAN, PLLC**  
Melanie B. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124  
Phone: (205) 663-0281

**Grantor's Address:**  
105 Shaw Ridge  
Chelsea, AL 35043

**Grantee's Address**  
105 Shaw Ridge  
Chelsea, AL 35043



## EXHIBIT A

BEGIN AT THE NW CORNER OF THE NW¼ OF THE SE¼ OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN EASTERLY ALONG THE NORTH LINE THEREOF FOR 330.07 FEET; THENCE 88 DEG. 28 MIN. 44 SEC. RIGHT RUN SOUTHERLY 665.89 FEET; THENCE 91 DEG. 25 MIN. 22 SEC. RIGHT RUN WESTERLY 334.70 FEET TO THE WEST LINE OF SAID¼ - ¼ SECTION; THENCE 88 DEG. 58 MIN. 36 SEC. RIGHT RUN NORTHERLY 666.36 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA ACCORDING TO THE SURVEY OF THOMAS SIMMONS, DATED JUNE 21, 2006.

SUBJECT TO TAXES, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND PERMITS OF RECORD.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Charles W. & Sally S. McKerley  
 Mailing Address 105 Shaw Ridge  
 Chelsea, AL 35043

Grantee's Name John William McKerley, Trustee of  
 Mailing Address McKerley Irrevocable Trust  
 Chelsea, AL 35043  
 Chelsea, AL 35043

Property Address 105 Shaw Ridge  
 Chelsea, AL 35043

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 380,560.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/05/2024 08:20:56 AM  
 \$415.00 PAYGE  
 20240805000241550

*Ann S. Boyd*

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

7-11-24

Print

Michael Bradford

Sign

Michael Bradford

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form****Form RT-1**