

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

After recording, return to:
Neal Bearden
410 Cove Rd
Wilsonville Ar 35186

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

20240828000269300 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/28/2024 02:43:58 PM FILED/CERT

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, **Charlotte Brinsfield Bryan**, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Neal Bearden and Roena Bearden**, as **joint tenants with right of survivorship** (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 Lot 15, Block 2 of Parker Subdivision, as recorded in Map Book 5, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama; thence S76°40'15"W a distance of 5.31'; thence S13°01'13"E a distance of 112.88' to the POINT OF BEGINNING; thence continue S13°01'13"E a distance of 23.59'; thence S75°04'42"W a distance of 131.84'; thence N87°24'03"W a distance of 106.71'; thence N77°09'57"E a distance of 234.54' to the POINT OF BEGINNING.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 28 day of August, 2024.

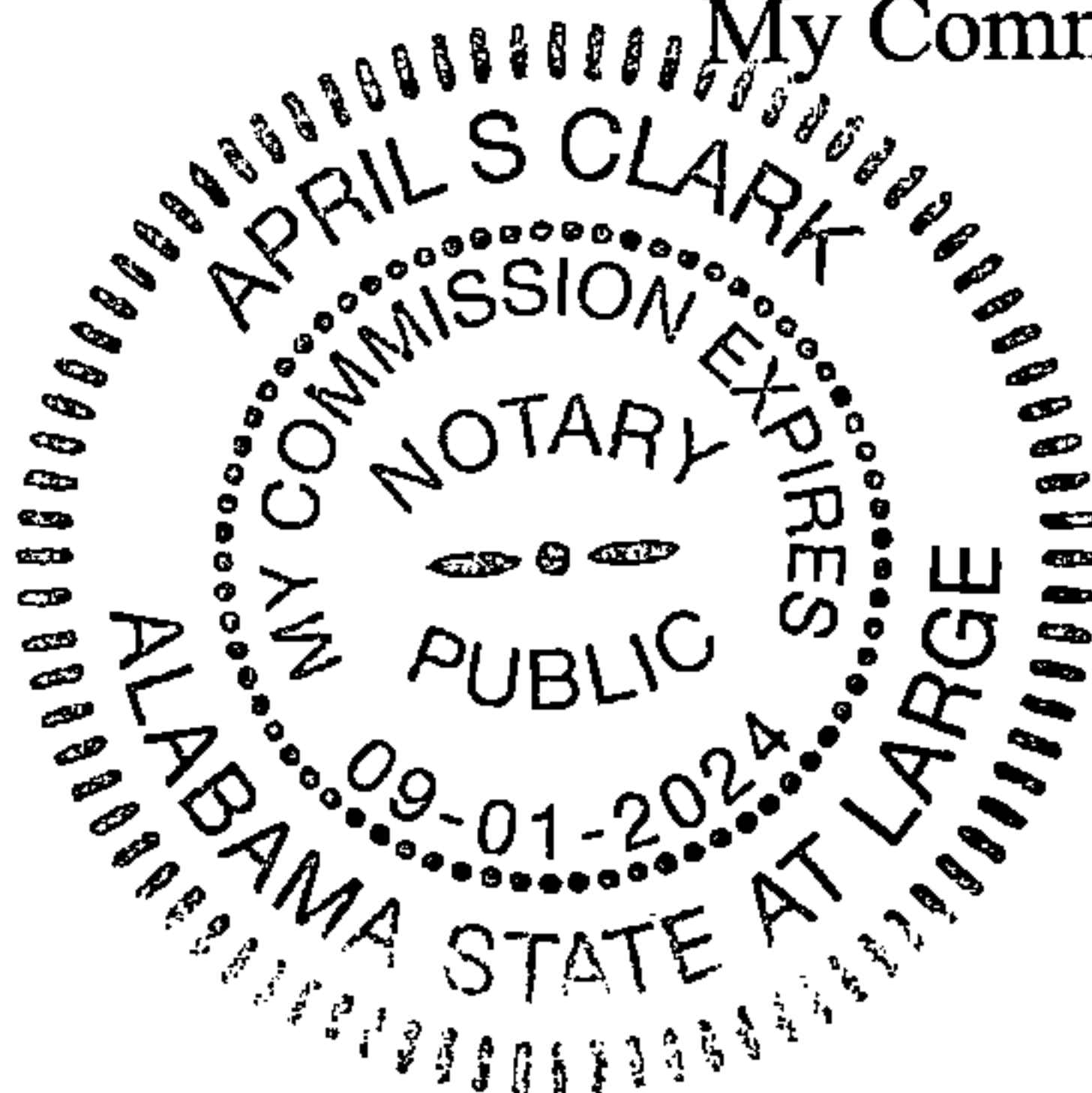
Charlotte Brinsfield Bryan
Charlotte Brinsfield Bryan

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that Charlotte Brinsfield Bryan, 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 28 day of August, 2024.

April Clark
Notary Public
My Commission Expires: 9-1-2024



Shelby County, AL 08/28/2024
State of Alabama
Deed Tax: \$5.00



20240828000269300 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
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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 Charlotte Bryan
Mailing Address 460 Cove Rd
Wilsonville AL
35186

Grantee's Name Neal Bearder
Mailing Address 410 Cove Rd
Wilsonville AL 35186

Property Address _____
Vacant

Date of Sale 8/28/2024
Total Purchase Price \$ 5000.00
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)

☐ 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 _____

Unattested

(verified by)

Print Charlotte Brinsfield Bryan

Sign Charlotte Brinsfield Bryan
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1