THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE To:
Richard Maddox
7375 Highway 61
Wilsonville, AL 35186

State of Alabama

## QUITCLAIM DEED [TITLE NOT EXAMINED – NO OPINION EXPRESSED]

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Jamie Beadlecomb, a \_\_married unmarried woman (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Richard Maddox (hereinafter referred to as "Grantecs"), hereby remise, release, quitclaim, grant, sell and convey unto Grantees, all of Grantor's right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to-wit:

Lot I Fuller's Pond, as recorded in Map Book 29, Page 24, in the Probate Office of Shelby County, Alabama.

Property Address: 7375 Highway 61, Wilsonville, AL 35186

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

SUBJECT TO any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantees, and the heirs and assigns of said Grantees, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the 16th day of September, 2024

Jamie Beadlecomb

STATE OF ALABAMA COUNTY OF STATE OF ALABAMA

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamie Beadlecomb, whose name(s) is/arc 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, (s)he executed the same voluntarily on the day the same bears date.

Quitclaim Deal

Given under my hand and official seal this 16th day of September, 2024.

Notary Public

File No. 2024 1025

My Commission Expires:

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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 Mailing Address	Jamie Beadlecomb 7375 Highway 61 Wilsonville, AL 35186		Grantee's Name Mailing Address	Richard Maddox 7375 Highway 61 Wilsonville, AL 35186
Property Address	7375 Highway 61 Wilsonville, AL 35186		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	9 / 16 / 2024 \$10.00 \$ \$ \$ 147,590.00
A	ice or actual value claimed cordation of documentary			lowing documentary evidence:
Bill of Sales Con Sales Con Closing S If the conveyance this form is not re	ntract tatement document presented for reco	Appraisal Other: rdation contains all o	f the required informa	ation referenced above, the filing of
		Instructio		
Grantor's name au mailing address.	nd mailing address - provide t	he name of the persor	n or persons conveying	ng interest to property and their current
Grantee's name a	nd mailing address - provide t	he name of the perso	n or persons to whom	n interest to property is being conveyed.
Property address the property was		roperty being convey	ed, if available. Date	of Sale - the date on which interest to
Total purchase pr instrument offere		the purchase of the p	property, both real an	d personal, being conveyed by the
				nd personal, being conveyed by the ensed appraiser or the assessor's current
valuation, of the		local official charged	d with the responsibil	ket value, excluding current use ity of valuing property for property tax § 40-22-1 (h).
understand that a	ny false statements claimed or	n this form may resul	t in the imposition of	ument is true and accurate. I further the penalty indicated in Code of
Date //// Unatteste	·Brataria a contrata con a contrata		Sign Tide	
	(verified by)		(Cirantor/Gra	intee/ Oprier/Agent) circle one
	Filed and Re Official Pub Judge of Pro Clerk Shelby Cour 09/20/2024 0 \$173.00 CH	lic Records bate, Shelby County nty, AL 1:18:59 PM	Alabama, County	Form RT-1

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