

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

20240925000298130 1/4 \$84.50
Shelby Cnty Judge of Probate, AL
09/25/2024 11:57:06 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that JUDY D. OVERTON, n/k/a JUDY D. LOWERY, a single woman, CECIL OAKES, a single man, and FRANKIE JAMES OVERTON, a single man, hereinafter collectively referred to as GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid by JUDY D. LOWERY and FRANKIE JAMES OVERTON, hereinafter referred to as GRANTEES, do hereby remise, release, quitclaim and convey unto the said GRANTEES, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said GRANTEES, the remainder to the survivor of said GRANTEES, in fee simple, the following described real property situated in the SW1/4 of the SW1/4 of Sec. 11-T18S-R1E in the County of Shelby, State of Alabama, and being more particularly described as follows:

COMMENCE AT THE SW COR. OF SAID SECTION AND RUN N 51° 46" E FOR A DISTANCE OF 806.2 FT. TO THE EASTERLY ROW OF ALABAMA HIGHWAY NO. 25; THENCE, RUN N 05° 58' W ALONG SAID ROW 150.0 FT. TO THE POINT OF BEGINNING; THENCE, CONTINUE N. 05°56'39" W ALONG SAID ROW 105.00 FT.; THENCE, RUN N 71°59'50" E 353.72 FT.; THENCE, RUN S 35°30'46" E 105.00 FT.; THENCE, RUN S 70°08'38" W 331.26 FT.; THENCE, RUN S 78°07'00" W 76.60 FT. TO THE POINT OF BEGINNING.

Together with all and singular, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said GRANTEES, during their concurrent lives, and upon the death of either of said GRANTEES, to the survivor of said GRANTEES, and to the heirs and assigns of said survivor, in fee simple, FOREVER.

IN WITNESS WHEREOF, each of the GRANTORS has hereunto set their hands and seals

Shelby County, AL 09/25/2024
State of Alabama
Deed Tax:\$51.50



20240925000298130 2/4 \$84.50
Shelby Cnty Judge of Probate, AL
09/25/2024 11:57:06 AM FILED/CERT

to this instrument on this the 19th day of September, 2024.

Judy D. Overton
JUDY D. OVERTON n/k/a JUDY D. LOWERY

Cecil J. Oakes
CECIL OAKES

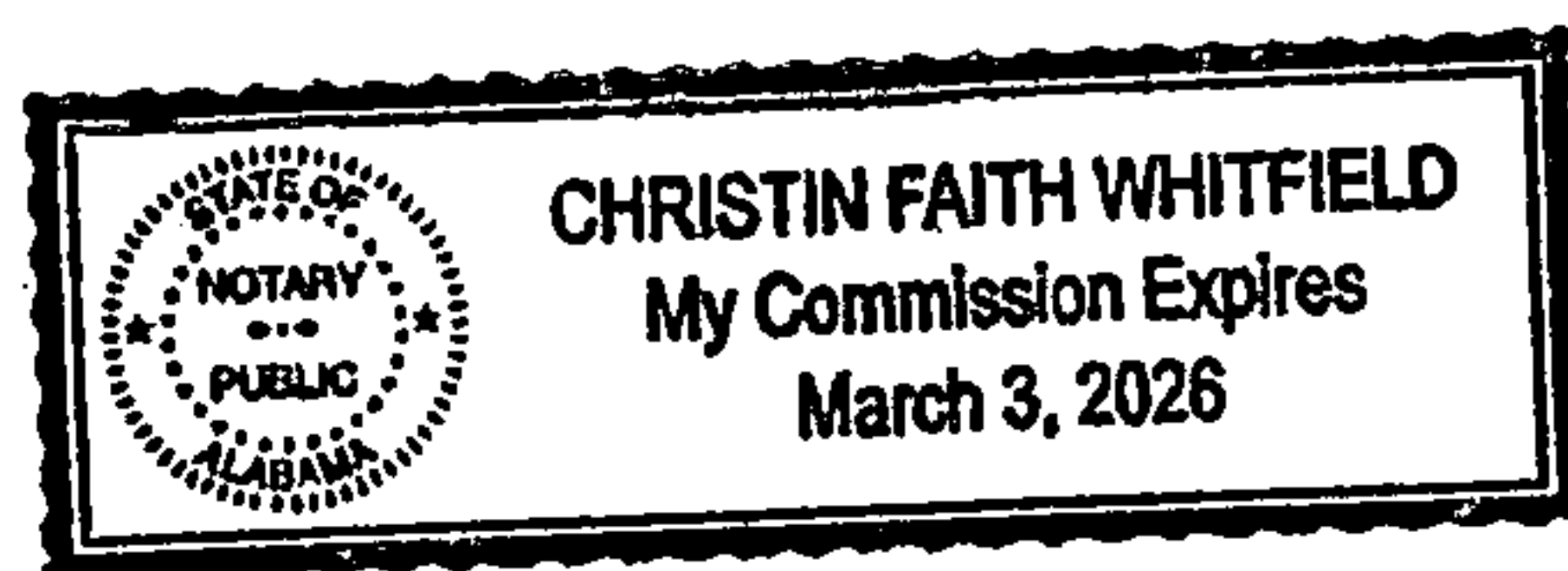
Frankie James Overton
FRANKIE JAMES OVERTON

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State and County, do hereby certify that JUDY D. OVERTON n/k/a JUDY D. LOWERY whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of said instrument, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal of office on this the 19th day of September, 2024.

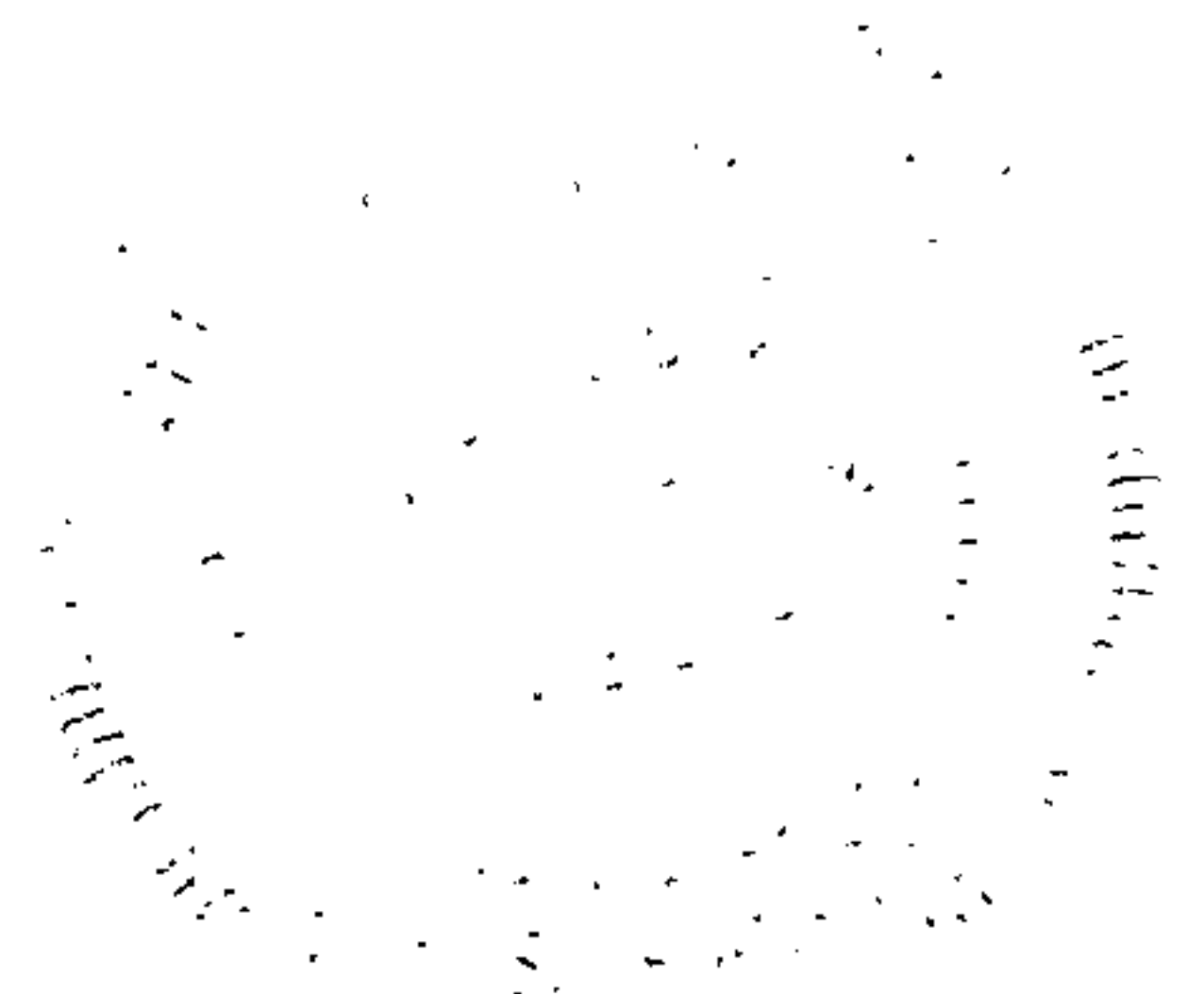


Christin Faith Whitfield
NOTARY PUBLIC
Commission Expires: March 3rd, 2026

STATE OF ALABAMA

COUNTY OF Shelby

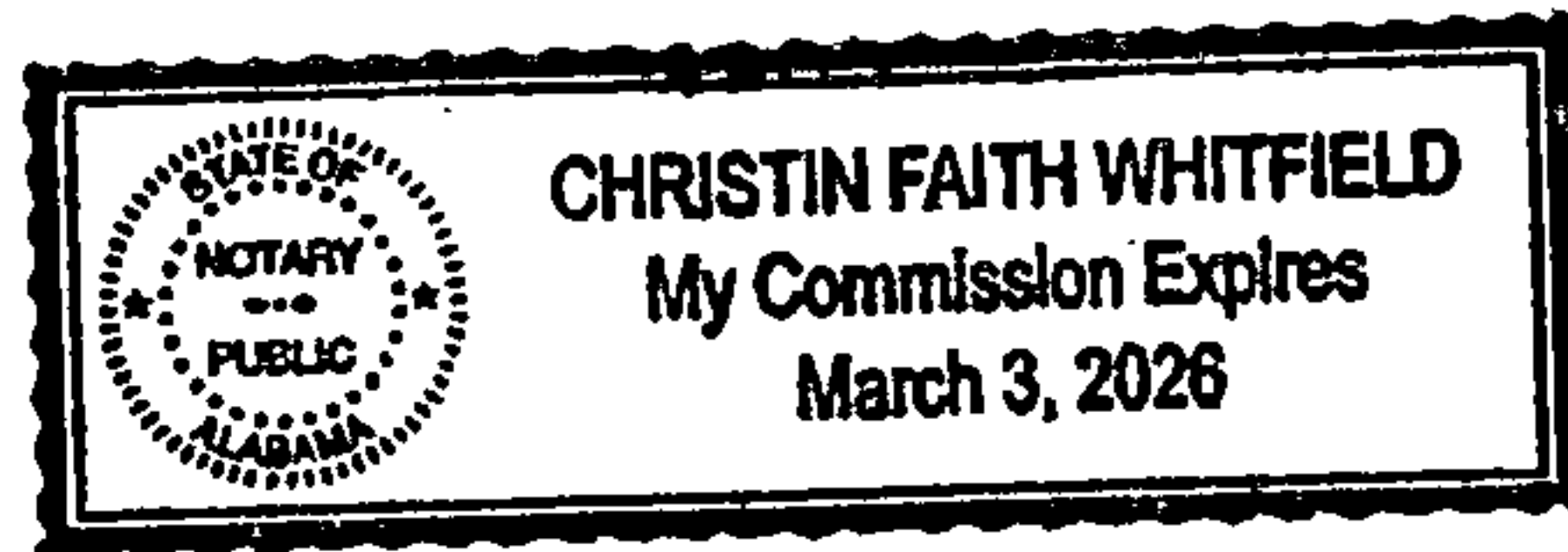
I, the undersigned Notary Public, in and for said State and County, do hereby certify that CECIL OAKES whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of said instrument, he executed the same voluntarily on the day same bears date.





20240925000298130 3/4 \$84.50
Shelby Cnty Judge of Probate, AL
09/25/2024 11:57:06 AM FILED/CERT

Given under my hand and official seal of office on this the 19th day of September, 2024.



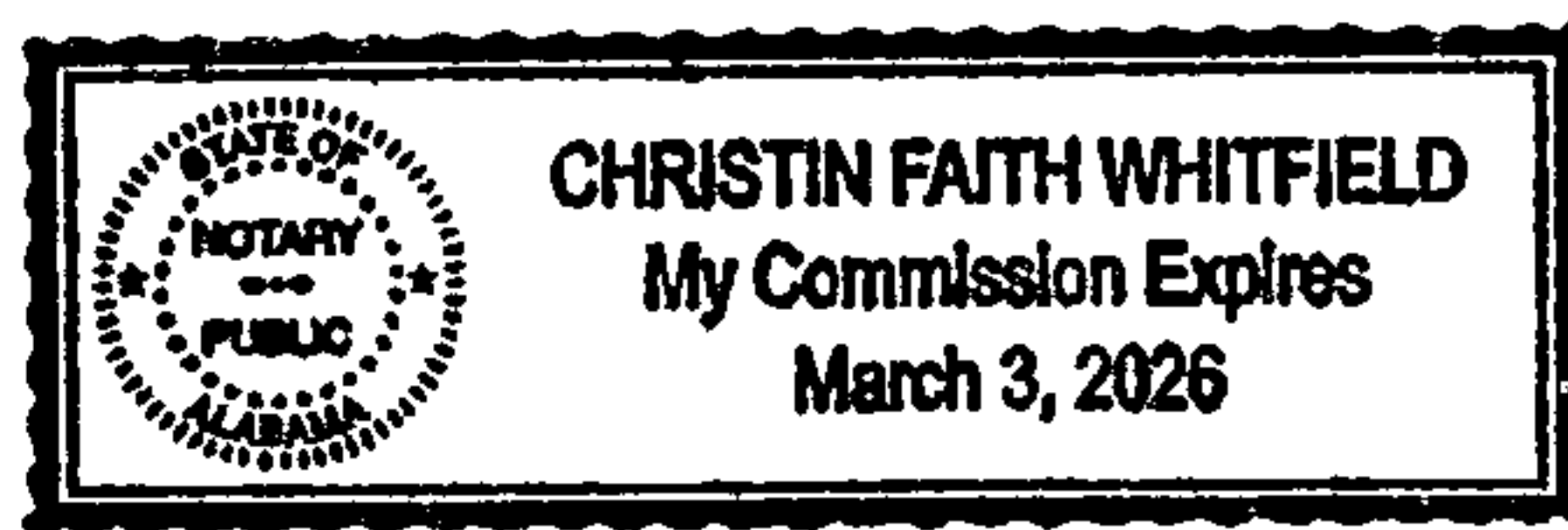
Christin Faith Whitfield
NOTARY PUBLIC
Commission Expires: *March 3rd, 2026*

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State and County, do hereby certify that FRANKIE JAMES OVERTON whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of said instrument, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal of office on this the 19th day of September, 2024.



Christin Faith Whitfield
NOTARY PUBLIC
Commission Expires: *March 3rd, 2026*

Grantor's Address: 53090 Hwy 25, Vandiver, AL 35176

Grantee's Address: 53090 Hwy 25, Vandiver, AL 35176

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein. This instrument was prepared by:

John A. Wenzel
Attorney at Law
Southern Estate Lawyers
P. O. Box 2158
Foley, AL 36536
251-948-2168
dwenzel@cwalawfirm.com
www.southernestatelawyers.com

Real Estate Sales Validation Form

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

Grantor's Name Judy D. Overton n/k/a Judy D. Lowery
Mailing Address Cecil Oakes & Frankie James Overton
53090 Hwy 25
Vandiver, AL 35176

Grantee's Name Judy D. Lowery
Mailing Address Frankie James Overton
53090 Hwy 25
Vandiver, AL 35176

Property Address 53090 Hwy 25
Vandiver, AL 35176

Date of Sale 9/19/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 153,320



20240925000298130 4/4 \$84.50
Shelby Cnty Judge of Probate, AL
09/25/2024 11:57:06 AM FILED/CERT

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 1/3 = 51,106

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 9/19/2024

Print Frankie James Overton

Sign Frankie James Overton

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1