

THIS INSTRUMENT PREPARED BY:
Phillip J. Smitherman
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
**Michael Wayne Gilham and
Arlena Rena Gilham
53403 Highway 25
Vandiver, AL 35176**

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 **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Tony Patterson, an unmarried man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby remise, release, quitclaim, and convey unto the GRANTEES, **Michael Wayne Gilham, an unmarried man, and Arlena Rena Gilham, an unmarried woman** (hereinafter referred to as GRANTEES), all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A part of the NW 1/4 of the SW 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 section and run thence in a Northerly direction along the Western boundary thereof a distance of 367 feet to a point; thence continue in a Northerly direction along the Western boundary of said 1/4-1/4 section a distance of 270 feet to the Point of Beginning of the property herein described; thence turn to the right an angle of 89 degrees 02-1/4 minutes and run Easterly a distance of 232 feet to a point on the Westerly right of way line of the Leeds-Vandiver Highway; thence run in a Northwesterly direction along the Westerly right of way line of the Leeds-Vandiver Highway to a point where the same intersects the Western boundary of said 1/4-1/4 section; thence turn to the left and run Southerly along the Western boundary of said 1/4-1/4 section to the Point of Beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. This deed is made for the purpose of conveying the property described herein that was erroneously omitted from the deed recorded in Instrument Number 20191007000367830. Said additional property is being conveyed herein for no additional consideration.

Property Address: **53403 Hwy 25, Vandiver, AL 35176**

TO HAVE AND TO HOLD, unto the said GRANTEES, his successors and assigns forever.

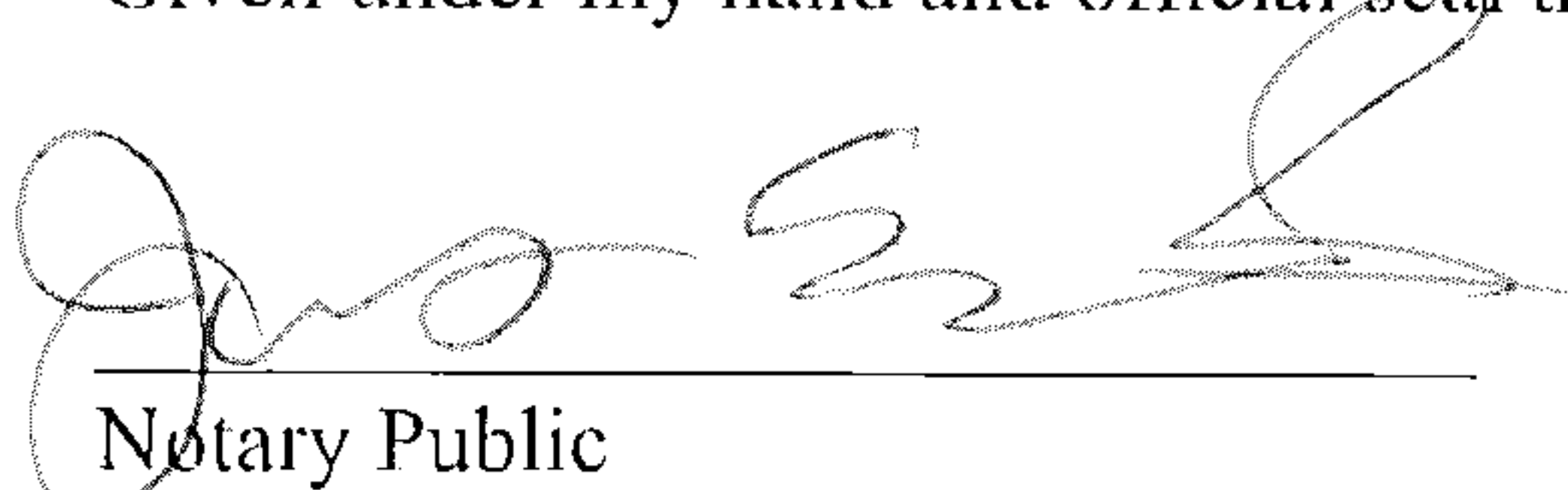
IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seals this 10 day of Sept, 2024.


Tony Patterson

STATE OF ALABAMA
COUNTY OF SHELBY

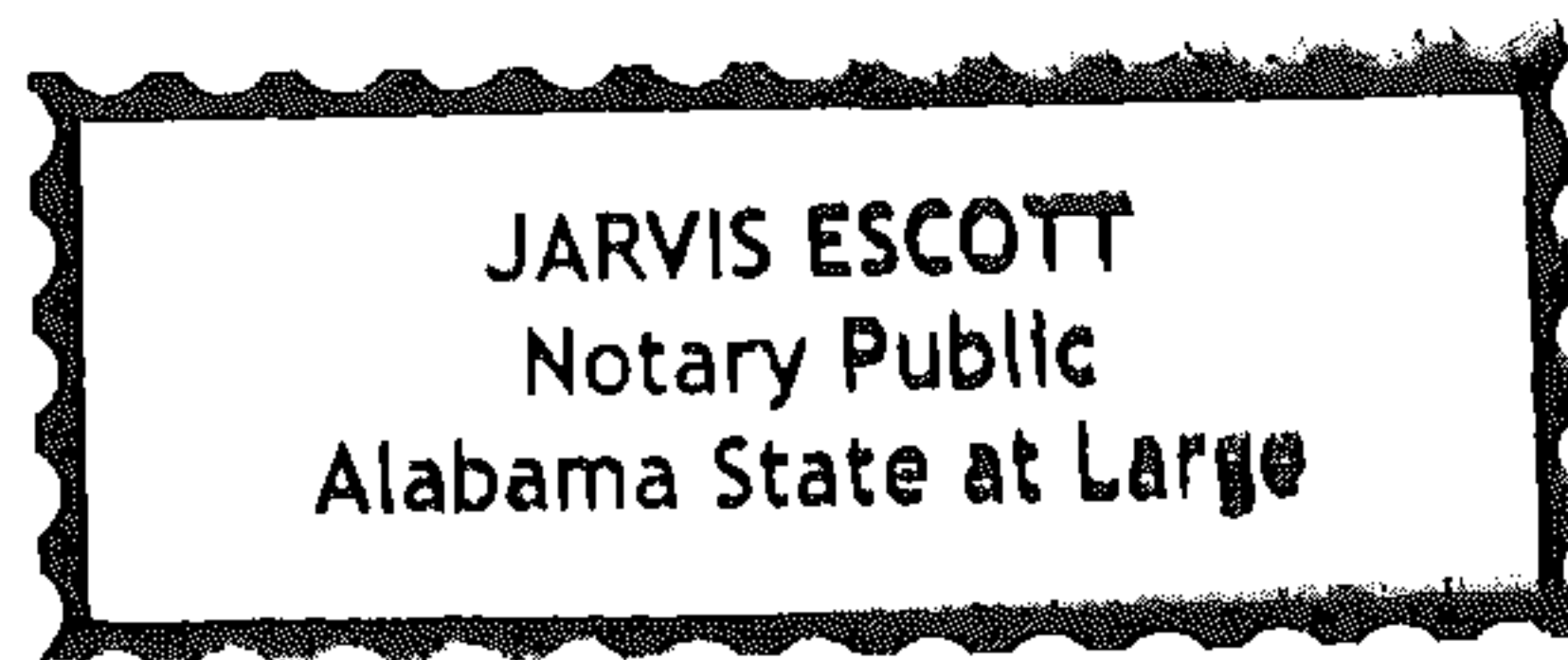
I, the undersigned Notary Public in and for said County and State, hereby certify that Tony Patterson whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2024.



Notary Public

My Commission Expires: 8/30/2028



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

Grantor's Name Tony Patterson
 Mailing Address 53403 Highway 25
Vandiver, AL 35176

Grantee's Name Michael Wayne Gilham
 Mailing Address Arlena Rena Gilham
53403 Highway 25
Vandiver, AL 35176

Property Address 53403 Hwy 25
Vandiver, AL 35176

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 1/4 - \$67,496.66

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 9-10-2024Print Jeff W. Parmer

Filed and Recorded
 Official Public Records
 attested Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 09/26/2024 09:23:27 AM
 \$95.50 JOANN
 20240926000298850

Sign Jeff W. Parmer
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayl