

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart III
SHIMODA STEWART, LLP
1800 Providence Park, Suite 250
Birmingham, AL 35242

Send Tax Notice To:
Diane B. Seales
P.O. Box 89
Alabaster, AL 35007



20241001000306630 1/3 \$167.00
Shelby Cnty Judge of Probate, AL
10/01/2024 12:30:39 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

DIANE B. SEALES, a married woman,

(herein referred to as Grantor), remises, releases, quitclaims, grants, sells and conveys to

DIANE B. SEALES and DAVID MICHAEL SEALES

(herein referred to as Grantee), with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

Beginning at the Northeast corner of the C.K. Roach property as described in that certain deed recorded in Deed Book 116, page 484, in the office of the Judge of Probate, Shelby County, Alabama; thence run South 2 deg. 15 min. East according to said deed along the East boundary line of said C.K. Roach property, a distance of 663 feet according to said deed to a point; thence turn an angle of 90 deg. to the left and run Easterly a distance of 15.0 feet to a point; thence turn angle of 90 deg. to the left and run parallel to the said East boundary line of C.K. Roach property, a distance of 660.7 feet, more or less, to the point of intersection with the old Birmingham-Montgomery Highway (now known as Ozley Road and/or Shelby County Road #340) as referred to in said deed; thence run in a Westerly direction along said road a distance of 15.2 feet, more or less, to the point of beginning.

Said parcel of land is lying-in-the SE 1/4 of SE 1/4, Section 7 Township 21 South, Range 2 West and the NE 1/4 of NE. 1/4, Section 18, Township 21 South, Range 2 West, and contains 0.23 acres.

Except right-of-way and easements of record.

Shelby County, AL 10/01/2024
State of Alabama
Deed Tax:\$139.00



20241001000306630 2/3 \$167.00
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PARCEL 2

Commencing at the SW corner of the SE 1/4 of SE 1/4 of Section 7, Township 21 South, Range 2 West for point of beginning and run North 2 deg. 15 min. West along West boundary line of said SE 1/4 of SE 1/4, Section 7, 452 feet to point of intersection with the Old Birmingham-Montgomery Highway (now known as Ozley Road and/or Shelby County Road #340); thence East 6 deg. 15 min. South along South boundary line of said highway 211.2 feet; thence South 2 deg. 15 min. East and parallel to West boundary line of SE 1/4 of SE 1/4 of Section 7, 663 feet to a point which is 234 feet South of the South boundary line of SE 1/4 of SE 1/4 of said Section 7; thence West 2 deg. 45 min. North 210.4 feet to a point of intersection with West boundary line of NE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 West; thence North 2 deg. 15 min. West along West boundary line of NE 1/4 of NE 1/4 of said Section 18, 234 feet to the point of beginning, and containing 3.2 acres, more or less, lying and being in SE 1/4 of SE 1/4 of Section 7, and NE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 West.

Property address: 340 Ozley Road, Alabaster, Alabama 35007

Subject to the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD to the said grantee, his/her successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of October, 2022.

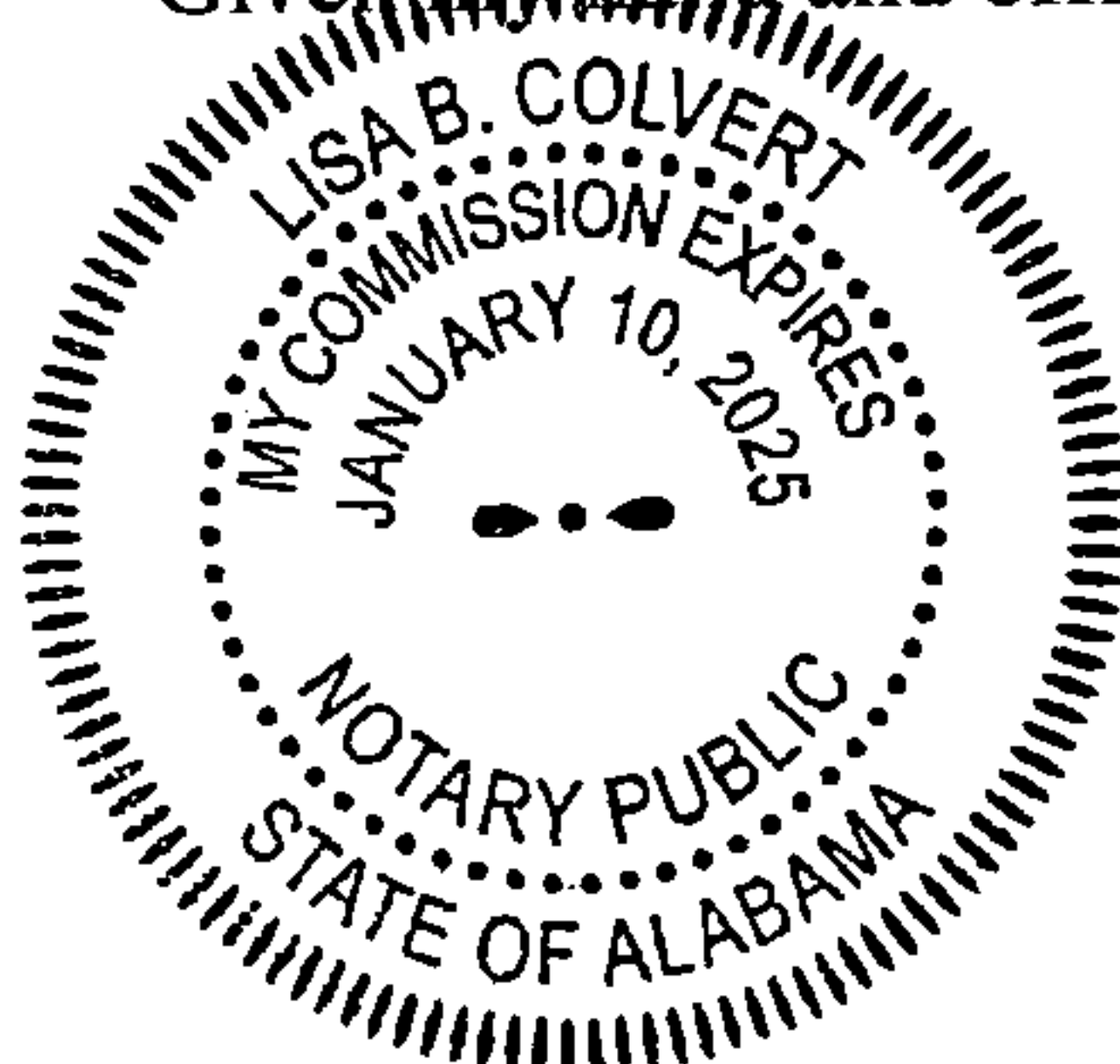
Diane B. Seales
DIANE B. SEALES, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Diane B. Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20th day of October, 2022.



Lisa B. Colvert
Notary Public
My Commission Expires: 1/10/2025

Real Estate Sales Validation Form

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

Grantor's Name Diane B. Seales
Mailing Address P.O. Box 89
Alabaster, AL 35007

Grantee's Name Diane B. Seales and David Michael Seales
Mailing Address P.O. Box 89
Alabaster, AL 35007

Property Address Parcel 223070000008.000

Date of Sale 10/20/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$138,690.00

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 Tax Assessor Office
☐ 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 a

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 _____

Print DIANE B SEALES

☐ Unattested

(verified by)

Sign Diane B. Seales

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1