



20241002000309150 1/3 \$180.00
Shelby Cnty Judge of Probate, AL
10/02/2024 01:31:40 PM FILED/CERT

Description supplied by Grantor. No verification of title or compliance with governmental requirements has been made by preparer of deed.

This Instrument was prepared by:
Harwell Law Firm LLC
201 Forrest Parks Road
Sterrett, AL 35147

Send Tax Notice to:
Susan Culberson
4060 Westover Road
Sterrett, AL 35147

STATE OF ALABAMA)

SHELBY COUNTY)

**QUITCLAIM DEED
LIFE ESTATE RESERVED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to Susan Lanell Culberson, a widowed woman, hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, subject to the LIFE ESTATE being retained by the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to Kelsea A. Gulsby, a single woman, (hereinafter called Grantee) all of the Grantor's right, title, and interest, and claim in or to the following described real estate, with the exception of the life estate being retained by the Grantor, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description

TO HAVE AND TO HOLD to said GRANTEE forever subject to the Grantor's life estate.

Given under my hand and seal this the 30 day of September, 2024.

Susan Lanell Culberson (SEAL)
Susan Lanell Culberson, Grantor

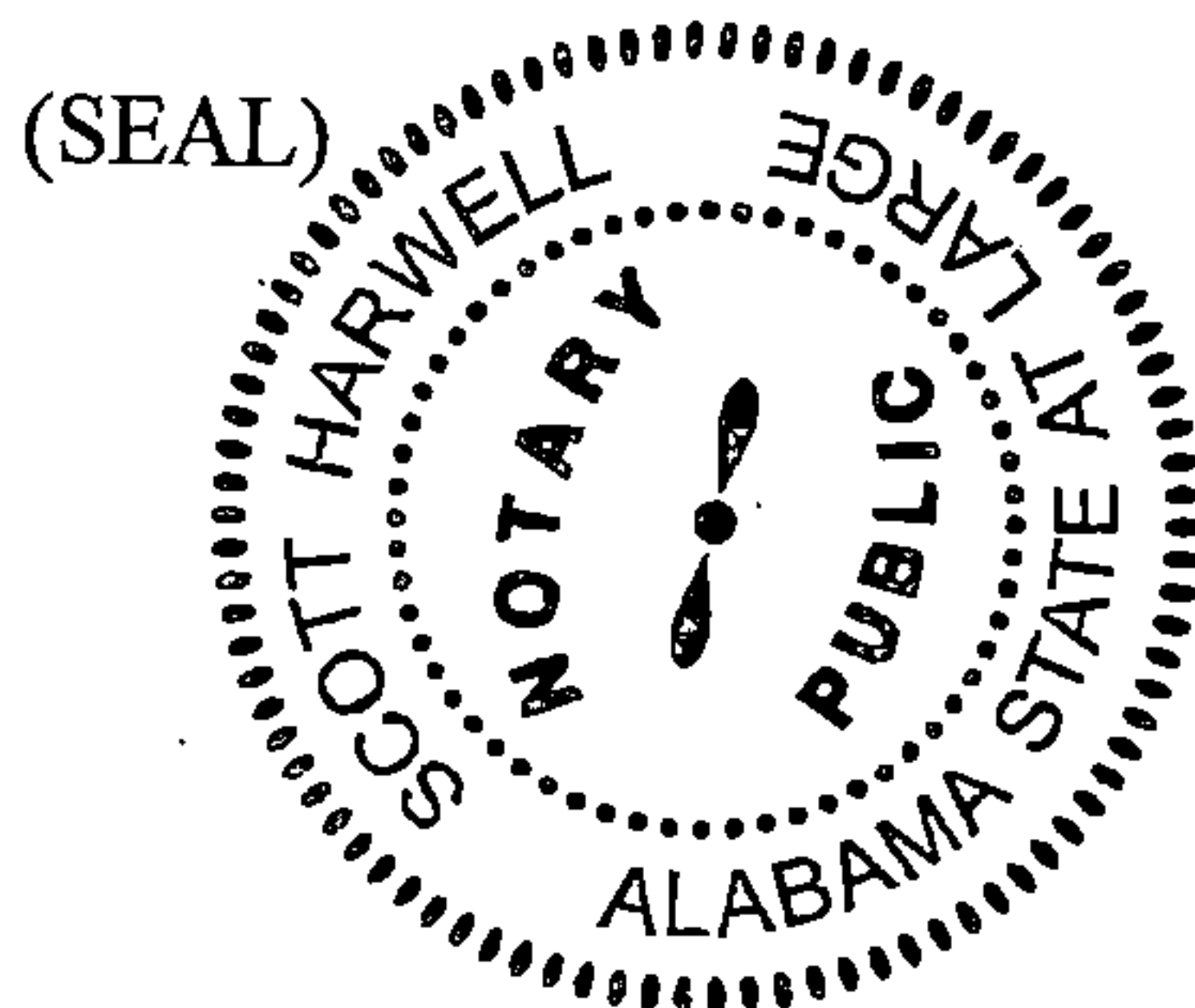
STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Scott Harwell, a Notary Public in and for said County, in said State, do hereby certify that Susan Lanell Culberson, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2024.



Scott Harwell
Notary Public
My commission expires: 2-12-25

Shelby County, AL 10/02/2024
State of Alabama
Deed Tax: \$152.00

EXHIBIT "A"

20241002000309150 2/3 \$180.00
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Parcel 1

Start at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, run West along the Southern boundary line of said 1/4 Section 208 feet for the point of beginning; thence run North along the Hixie Moore property line 144 feet; thence run West 104 feet; thence run South 144 feet to the Southern boundary line of said 1/4 Section; thence run East along the Southern boundary line of said 1/4 Section 104 feet to the point of beginning.

Parcel 2

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of SW 1/4 of said Section 22; thence in a Southerly direction along the East boundary of said 1/4-1/4 Section 690.0 feet; thence in a Westerly direction and parallel with the South boundary of said Section 22, 208.0 feet; thence South and parallel with the West boundary of said Section 22, 478.0 feet to the place of beginning; thence from the place of beginning and continuing South and parallel with the West boundary of said Section 22, 10.0 feet; thence Westerly and parallel with the South boundary of said Section 22, 104.0 feet to the East side of a gravel road; thence Northerly and parallel with the West boundary of said Section 22, 10.0 feet; thence Easterly and parallel with South boundary of said Section 22, 104.0 feet to the point of beginning.

ALSO:

A parcel of Land situated in the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2" capped iron found at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, thence run West along the South line of said 1/4 - 1/4 Section for a distance 311.88 feet to an iron pin found with a SSI cap at the point of beginning; thence continue along last described course for a distance of 22.00 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 90 degrees, 41 minutes, 13 seconds and run in a Northerly direction for a distance of 143.89 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 89 degrees, 17 minutes, 04 seconds and run in an Easterly direction for a distance of 22.00 feet to an iron pin found with a SSI cap; thence turn an angle to the right of 90 degrees, 42 minutes, 56 seconds and run in a Southerly direction for a distance of 143.91 feet to the point of beginning. Said parcel of land containing 3,165 square feet, more or less.

All being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Susan Culberson
4060 Westover Rd
Sterrett, Alabama
35147

Grantee's Name
Mailing Address

Kelsey Bulsby
4060 Westover Rd
Sterrett, Alabama
35147

Property Address

4060 Westover Rd
Sterrett, Alabama
35147

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

151,640

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 10/2/24

Print Susan L. Culberson

Unattested

(verified by)

Sign Susan L. Culberson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1