

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Pamela J. McGraw
P.O. Box 347
Helena, AL 35020

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND DOLLAR AND ZERO CENTS (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Camille Danzeisen, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Pamala J. McGraw and Gary McGraw as joint tenants with the right of survivorship** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 29th day of October, 2024.

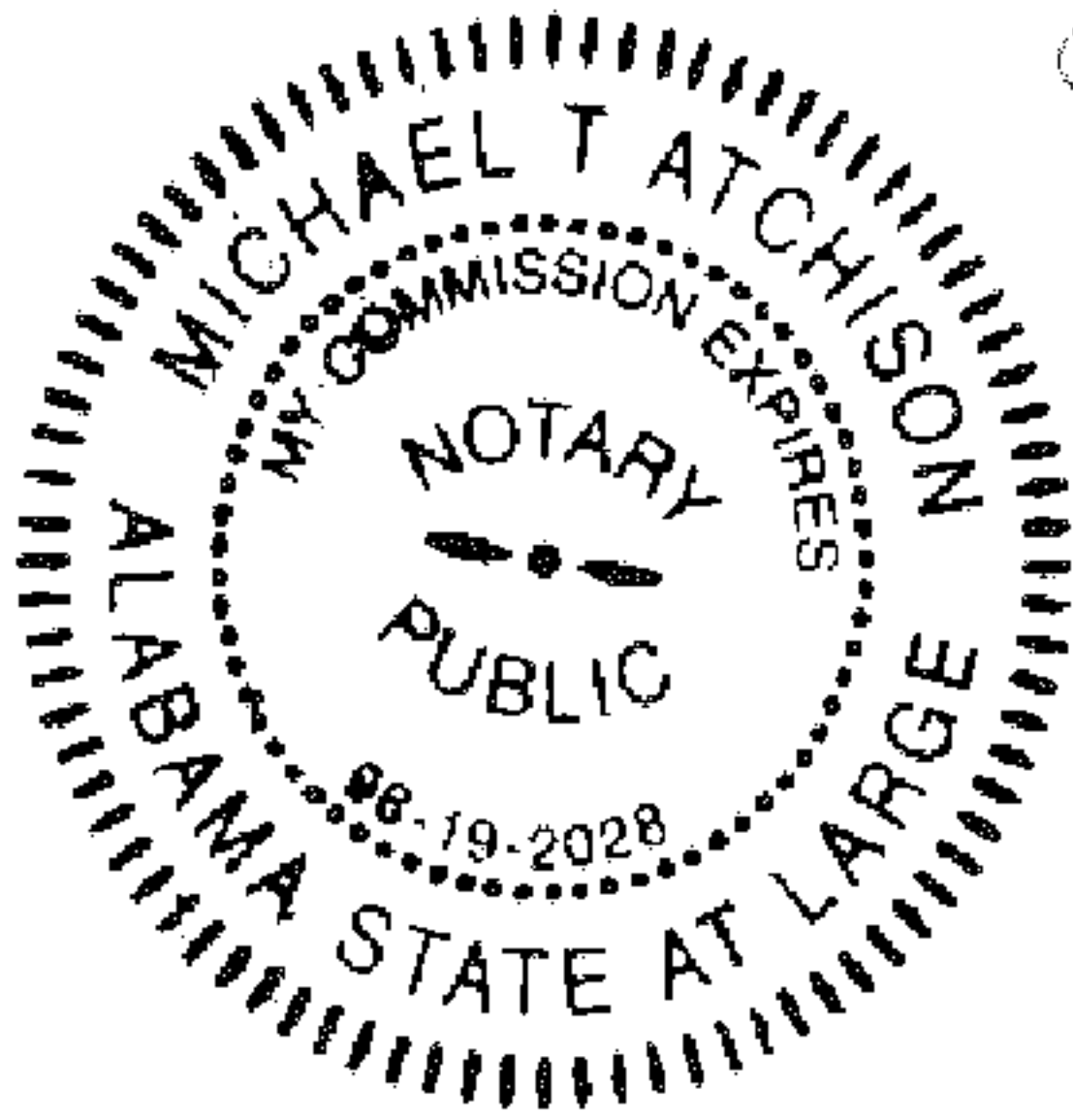
Camille Danzeisen

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Camille Danzeisen**, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October 2024.

Notary Public
My Commission Expires:



20240920000294010 09/20/2024 01:55:50 PM QCDEED 2/3

Poor Quality

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Northwest corner of Sec. 22, Twp. 20 South, Range 3 West, thence South along West line of NW 1/4 of NW 1/4 to South right of way of State Hwy. 261; thence Northeasterly along said right of way 325 feet, more or less to the point of beginning of the property being described; continue Northeasterly along said South right of way 20 feet, more or less; thence 90 deg. to the left and run Northwest 5 feet; thence 90 deg. to the right and run Northeast 20 feet, more or less, to the South property line of the R. Lee Laechelt & Evvon S. Laechelt property as described in Deed Book 311, Page 184, as recorded in the Probate Office of Shelby County, Alabama; thence Easterly along said South property line 190 feet, more or less; thence Southerly to the Northeast corner of the Billy Dean and Phyllis M. Harris property as described in Deed Book 303, Page 474, as recorded in the Probate Office of Shelby County, Alabama; thence Westerly along the line of said Billy Dean & Phyllis M. Harris Property 222.01 feet; thence Northerly along prolongation of the West property line of the said Billy Dean and Phyllis M. Harris property to the point of beginning.

All said property being located in the NW-1/4 of the NW-1/4 of Section 22, Twp. 20 South, Range 3 West, Shelby County, Alabama



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/31/2024 09:55:39 AM
 \$33.00 JOANN
 20241031000339830

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Camille Dany Neison</u>	Grantee's Name	<u>Pamela T. McGraw</u>
Mailing Address	<u>P.O. Box 243</u> <u>Helena AL 35890</u>	Mailing Address	<u>P.O. 347</u> <u>Helena, AL 35890</u>
Property Address	<u>Acacia</u> <u>Section 22-20-3rd</u>	Date of Sale	<u>10/29/24</u>
		Total Purchase Price \$	<u>5,000.00</u>
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

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 to reverse QC Deed
In Trst 2024 0920 000294010

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 10-29-24

Print

M. K. T. Atchison

Unattested

(verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1