

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
Paul Marston Daugherty
1377 Glaze Ferry Road
Harpersville, AL 35078

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

PAUL MARSTON DAUGHERTY, a married man

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

PAUL MARSTON DAUGHERTY and CATHERINE RAE DAUGHERTY, Trustees, or their successors in interest, of the PAUL AND CATHY DAUGHERTY FAMILY TRUST dated October 7, 2024, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

“EXHIBIT A”

Parcel Number: 07 7 26 4 000 001.00

Property Address: 1377 Glaze Ferry Road, Harpersville, AL 35078

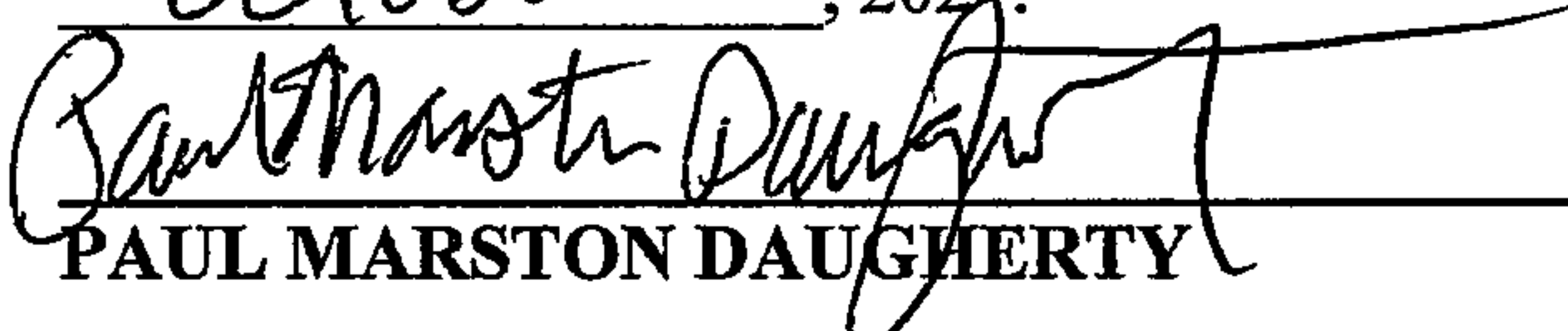
SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. All easements, restrictions, and rights-of-way, and permits of record.

This deed made without benefit of title examination unless a separate written opinion is rendered and a separate charge made for such examination. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

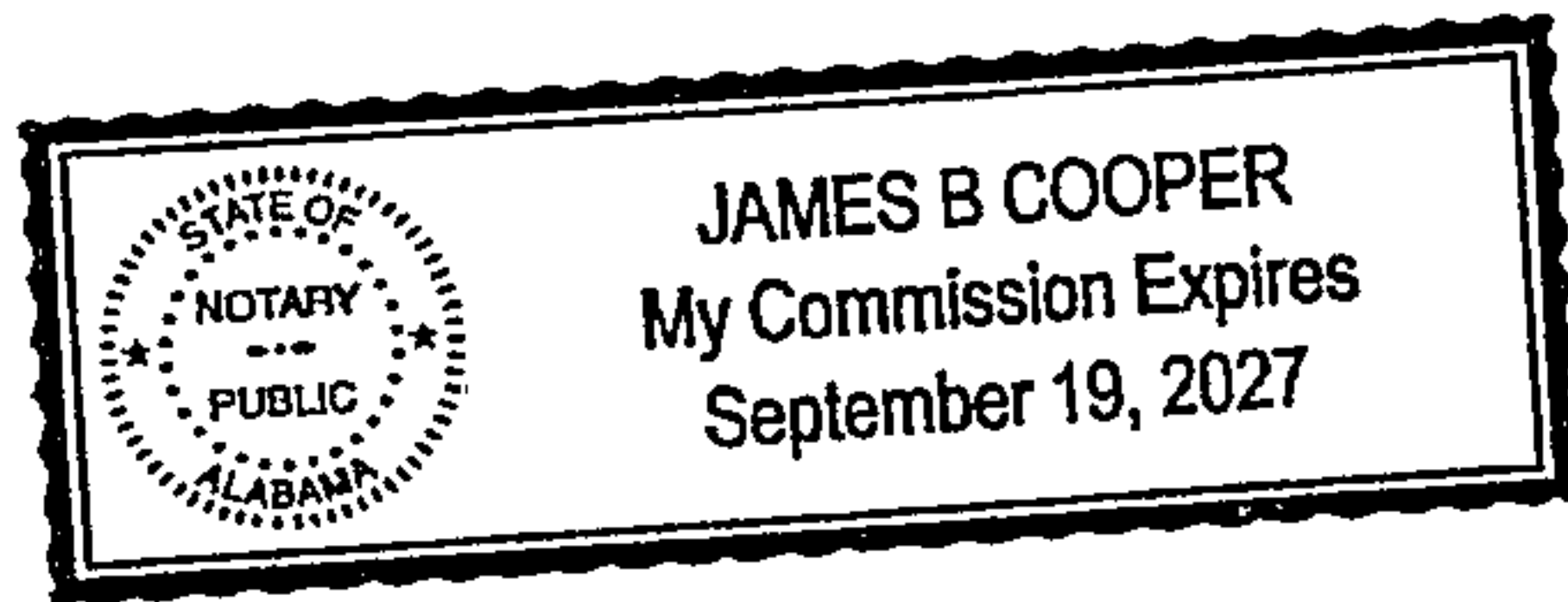
IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 7th day of October, 2024.

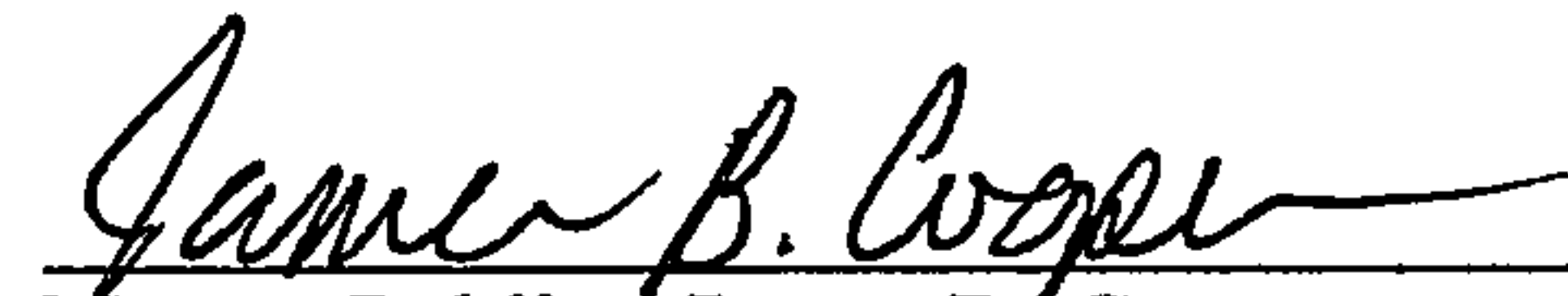
 (Seal)
PAUL MARSTON DAUGHERTY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **PAUL MARSTON DAUGHERTY** whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2024.




Notary Public: James B. Cooper
My Commission Expires:

“EXHIBIT A”

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF AL, COUNTY OF SHELBY, CITY OF HARPERSVILLE AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NE 1/4-SE1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA PROCEED NORTH 89 DEGREES 36 MINUTES 47 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID NE1/4-SE1/4 FOR A DISTANCE OF 987.25 FEET TO A POINT IN THE CENTER OF A COUNTY PAVED ROAD; THENCE SOUTH 59 DEGREES 07 MINUTES 53 SECONDS EAST ALONG THE CENTER OF SAID HIGHWAY FOR 78.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG THE CENTER OF SAID HIGHWAY THE FOLLOWING COURSES; THENCE SOUTH 68 DEGREES 14 MINUTES 23 SECONDS EAST 203.99 FEET; THENCE SOUTH 72 DEGREES 45 MINUTES 42 SECONDS EAST 169.67 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 30 SECONDS EAST 118.02 FEET; THENCE SOUTH 72 DEGREES 16 MINUTES 09 SECONDS EAST 200.60 FEET; THENCE SOUTH 56 DEGREES 02 MINUTES 29 SECONDS EAST 157.64 FEET; THENCE SOUTH 39 DEGREES 06 MINUTES 19 SECONDS EAST 104.91 FEET; THENCE SOUTH 26 DEGREES 23 MINUTES 59 SECONDS EAST 78.63 FEET; THENCE SOUTH 16 DEGREES 49 MINUTES 11 SECONDS EAST 59.84 FEET; THENCE SOUTH 6 DEGREES, 50 MINUTES 9 SECONDS EAST 72.16 FEET TO THE POINT OF INTERSECTION WITH THE CENTER OF SAID HIGHWAY AND THE EAST BOUNDARY OF THE AFOREMENTIONED NE 1/4 SE 1/4; THENCE SOUTH 0 DEGREES 35 MINUTES 18 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID NE 1/4-SE 1/4 AND THE CENTER OF SAID HIGHWAY FOR 171.08 FEET; THENCE SOUTH 81 DEGREES 24 MINUTES 19 SECONDS WEST FOR 1212.95 FEET; THENCE 19 DEGREES 55 MINUTES 01 SECONDS WEST 232.13 FEET; THENCE NORTH 0 DEGREES 28 MINUTES 56 SECONDS EAST 686.50 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 18 SECONDS EAST 134.76 FEET; THENCE NORTH 80 DEGREES 21 MINUTES 28 SECONDS EAST 229.50 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 21.00 ACRES. A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26 T19S-R2E, SHELBY COUNTY ALABAMA

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. All easements, restrictions, and rights-of-way, and permits of record.

Parcel Number: 07 7 26 4 000 001.00

Property Address: 1377 Glaze Ferry Road, Harpersville, AL 35078

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

Grantor's Name Paul Marston Daugherty
 Mailing Address 1377 Glaze Ferry Road
Harpersville, AL 35078

Grantee's Name PAUL AND CATHY DAUGHERTY
 Mailing Address FAMILY TRUST
1377 Glaze Ferry Road
Harpersville, AL 35078

Property Address 1377 Glaze Ferry Road
Harpersville, AL 35078

Date of Sale 10-7-2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 115,470



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/22/2024 10:13:40 AM
 \$147.50 DANIEL
 20241122000362570

Allen S. Bayl

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 Shelby County Property Tax

☐ 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 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 10-7-2024

Print Paul Marston Daugherty

Sign *Paul Marston Daugherty*

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1