

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:
DONNA KAY DOZIER
2323 HIGHWAY 28
COLUMBIANA, ALABAMA 35051

QUIT CLAIM DEED



20241212000381710 1/3 \$174.00
Shelby Cnty Judge of Probate, AL
12/12/2024 12:58:36 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and in compliance with a Final Judgment of Divorce rendered in the Circuit Court of Shelby County, Alabama bearing Case No. DR-2024-900518.00 and dated December 4, 2024 to JAMES MICHAEL DOZIER, an unmarried man, in hand paid by DONNA KAY DOZIER the receipt whereof is hereby acknowledged I, JAMES MICHAEL DOZIER, an unmarried man, do remise, release, quit claim and convey to the said DONNA KAY DOZIER all my right, title, interest, and claim in or to the following described real estate, to-wit:

Commence at the NW corner of Section 32, Township 21 South, Range 1 East; thence run South along the West line of said Section a distance of 315.85 feet to the point of beginning; thence continue along the West line of said Section a distance of 315.00 feet to the North right of way line of Shelby County Highway #28; thence turn an angle of 46 degrees 26 minutes to the left and run along said right of way line a distance of 564.61 feet; thence turn an angle of 89 degrees 42 minutes to the left and run a distance of 439.92 feet; thence turn an angle of 105 degrees 24 minutes 32 seconds to the left and run a distance of 812.08 feet to the point of beginning.

Situated in the NW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

JAMES MICHAEL DOZIER and JAMES M. DOZIER is one and the same person.
DONNA KAY DOZIER and DONNA K. DOZIER is one and the same person.

This deed is in compliance with a Final Judgment of Divorce rendered in the Circuit Court of Shelby County, Alabama bearing Case No. DR-2024-900518.00 and dated December 4, 2024.

TO HAVE AND TO HOLD to the said DONNA KAY DOZIER her heirs and assigns forever.

Shelby County, AL 12/12/2024
State of Alabama
Deed Tax: \$146.00



20241212000381710 2/3 \$174.00
Shelby Cnty Judge of Probate, AL
12/12/2024 12:58:36 PM FILED/CERT

Given under my hand and seal this 5th day of December, 2024.

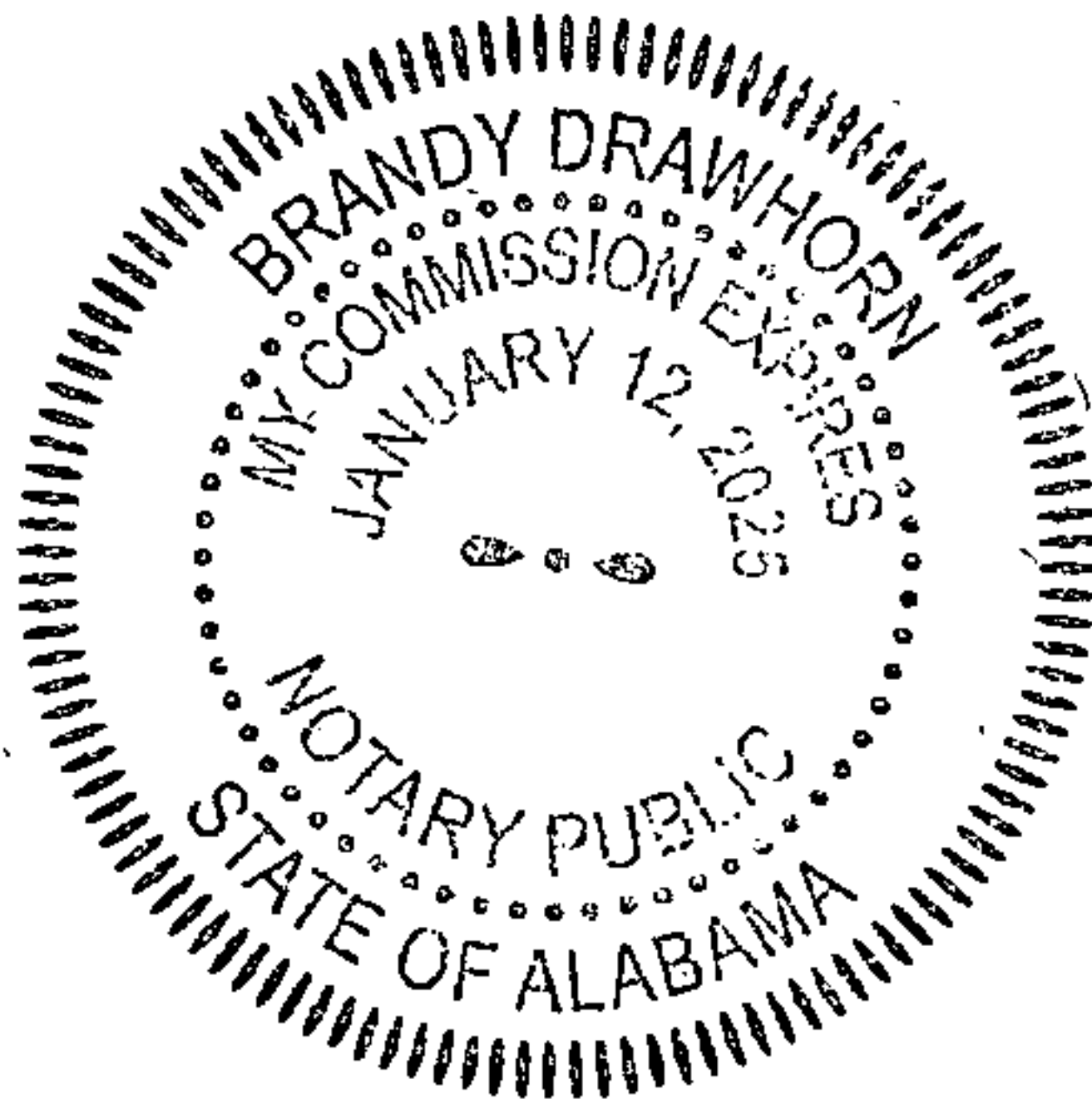


JAMES MICHAEL DOZIER (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that JAMES MICHAEL DOZIER, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 5th day of December, 2024.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/12/2025



20241212000381710 3/3 \$174.00
Shelby Cnty Judge of Probate, AL
12/12/2024 12:58:36 PM FILED/CERT

Grantor's Name:
JAMES MICHAEL DOZIER

Grantee's name:
DONNA KAY DOZIER

Mailing Address:
2323 HIGHWAY 28
COLUMBIANA, AL 35051

Mailing Address:
2323 HIGHWAY 28
COLUMBIANA, AL 35051

Property Address:
2323 HIGHWAY 28
COLUMBIANA, AL 35051

Date of Sale: DECEMBER 5, 2024
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value \$291,180.00
½ VALUE DUE TO DIVORCE \$145,590.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR