



20241220000389360 1/3 \$143.50
Shelby Cnty Judge of Probate, AL
12/20/2024 03:03:13 PM FILED/CERT

This Instrument prepared by:
James D. Fancher
Fancher Law
105 4th Street North
Clanton, AL 35045

Send Tax Notice To:
Lauren Paige Johnson
68 Smith Road
Jemison, AL 35085

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$_____, to the undersigned grantor in hand paid by grantee herein, the receipt whereof is acknowledged, I Lauren Paige Johnson, a single woman, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Lauren Paige Johnson, a single woman (herein referred to as GRANTEE), in fee simple, subject to Carolyn Abbott's Life Estate in the following described real estate situated in SHELBY County, Alabama to-wit:

A part of the SE ¼ of the SE ¼ of the SW ¼ of Section 4, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 4, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence Northerly along the East line of said ¼ - ¼ a distance of 327.77 feet to the point of beginning of the property begin described; thence continue along last described course, which is the West margin of a public road, a distance of 337.23 feet to a point; thence turn a deflection angle of 89 degrees 48 minutes 17 seconds to the left and run Westerly a distance of 666.00 feet to a point; thence turn a deflection angle of 90 degrees 05 minutes 51 seconds to the left and run Southerly a distance of 337.59 feet to a point; thence turn a deflection angle of 89 degrees 56 minutes 01 seconds to the left and run Easterly a distance of 184.53 feet to a point; thence turn a deflection angle of 92 degrees 30 minutes 23 seconds to the left and run Northerly a distance of 48.25 feet to a point; thence turn a deflection angle of 96 degrees 58 minutes 38 seconds to the right and run Easterly a distance of 198.38 feet to a point; thence turn a deflection angle of 91 degrees 21 minutes 35 seconds to the right and run Southerly a distance of 32.91 feet to a point; thence turn a deflection angle of 95 degrees 49 minutes 50 seconds to the left and run Easterly a distance of 289.71 feet to the point of beginning, being situated in Shelby County, Alabama.

This conveyance and all warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way recorded in said County affecting said described property.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

Shelby County, AL 12/20/2024
State of Alabama
Deed Tax: \$115.50

Quitclaim Deed – Johnson



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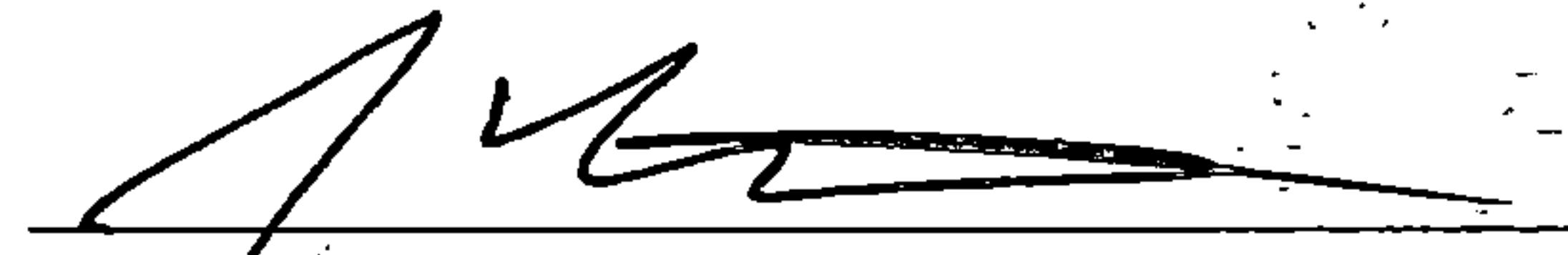
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of December, 2024.


Lauren Paige Johnson

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lauren Paige Johnson, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 20th day of December, 2024.


NOTARY PUBLIC

My commission expires: 3/29/26

Real Estate Sales Validation Form

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

Grantor's Name Lauren Paige Johnson
Mailing Address 1770 Co Rd 71
Jenison, AL 35085

Grantee's Name Lauren Paige Johnson
Mailing Address 1770 Co Rd 71
Jenison, AL 35085

Property Address 95 Edwards Ln.
Wilsonville, AL 35186

Date of Sale 12/20/24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 230,480.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other 1/2 - 115,240.00

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

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 Lauren Paige Johnson

Unattested _____

Sign Lauren Paige Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1