

20241226000392990 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
12/26/2024 11:26:05 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MICHAEL WAYNE GILHAM, a married man, which land herein does not consist of his homestead and ARLENA RENA' GILHAM, an unmarried woman, hereinafter called the GRANTORS, for and in consideration of the sum of FIVE HUNDRED AND NO/100ths DOLLARS (\$500.00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTORS by JAMES OVERTON hereinafter called GRANTEE, do hereby GRANT, BARGAIN, SELL, and CONVEY unto the said GRANTEE, subject to the provisions hereinafter contained, all their interest in that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit: •

A parcel of land located in the NE ¼ of the SE ¼ of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From a ½" rebar in a 3" open top pipe, being the SE corner of the NE ¼ of the SE ¼ of Section 10, Township 18 South, Range 1 East and the Point of Beginning, run thence North along the East line of said ¼ - ¼ Section for a distance of 407.97 feet to a 5/8" capped rebar set (Clinkscales CA-1084-LS); thence turn 90 degrees 18 minutes 06 seconds left and run Westerly for a distance of 402.90 feet to a point; thence turn 91 degrees 06 minutes 42 seconds left and run Southerly for a distance of 403.80 feet to a 1/2" rebar; thence turn 88 degrees 16 minutes 14 seconds left and run Easterly for a distance of 392.94 feet to the Point of Beginning, containing 3.71 acres, more or less in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitation if any of record.

TO HAVE AND TO HOLD the same unto the said GRANTEE, in fee simple, FOREVER.

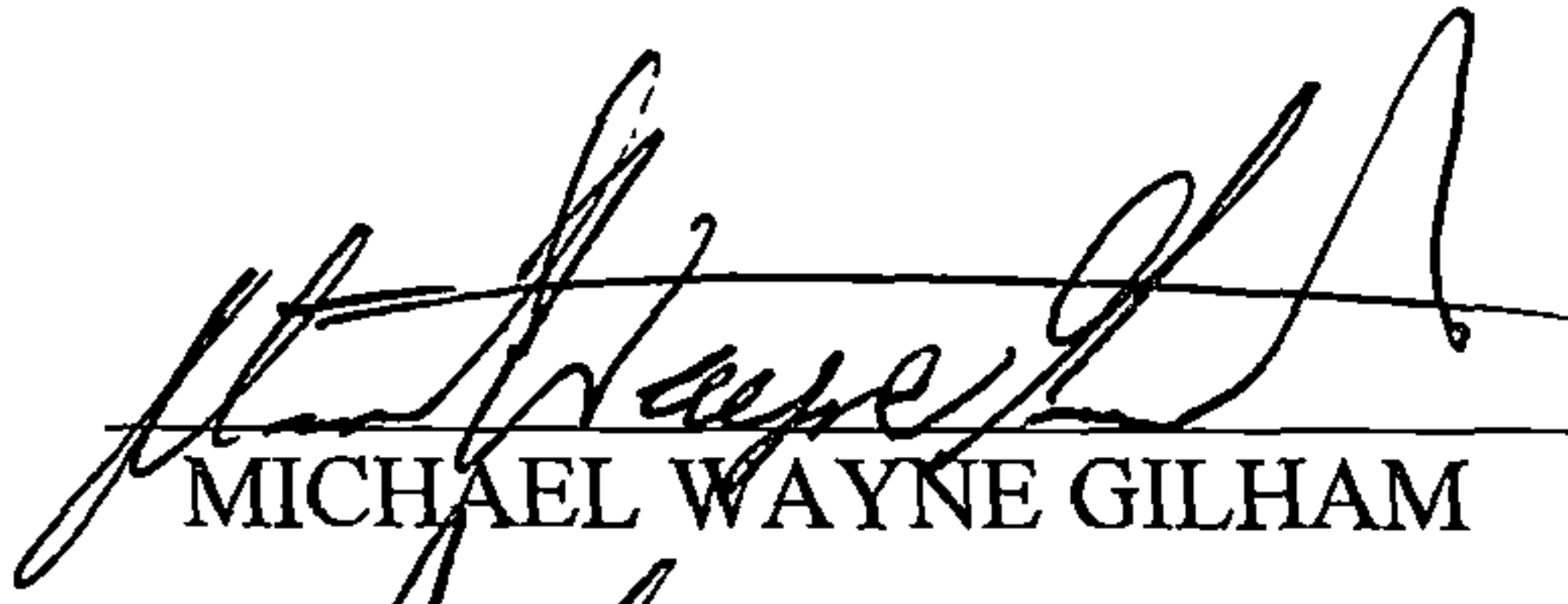
IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seal on this 19th day of December, 2024.

Shelby County, AL 12/26/2024
State of Alabama
Deed Tax: \$52.50

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein.



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MICHAEL WAYNE GILHAM


ARLENA RENA' GILHAM

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL WAYNE GILHAM and ARLENA RENA' GILHAM, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of said instrument, that they each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of December, 2024.


NOTARY PUBLIC JOHN A. WENZEL
My Commission Expires Notary Public, Alabama State at Large
My Commission Expires May 24, 2026

GRANTORS' ADDRESS:
MICHAEL WAYNE GILHAM
53511 Hwy 25
Vandiver, AL 35176

ARLENA RENA' GILHAM
53511 Hwy 25
Vandiver, AL 35176

GRANTEE'S ADDRESS:
JAMES OVERTON
~~53463 Hwy 25~~ 169 Franks Acres
~~Vandiver, AL 35176~~ Vandiver, AL 35176

This instrument was prepared by:
Drew Wenzel
Southern Estate Lawyers, LLC
4505 Pine Tree Circle, Ste. 121
Birmingham, Alabama 35243
dwenzel@cwalawfirm.com (205) 990-7000

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein.

Real Estate Sales Validation Form

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

Grantor's Name ① Michael Wayne Gilham
Mailing Address ② Arlena Rena' Gilham
53511 Hwy 25
Vandiver, AL 35176

Grantee's Name James Overton
Mailing Address 169 Franks Acres
Vandiver, AL 35176

Property Address 53403 Hwy 25
Vandiver, AL 35176

Date of Sale 12/19/2024
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 52,140.00

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 County Appraisal

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 12/19/2024

Print

John A. Wenzel

Unattested

(verified by)

Sign

J A Wenzel

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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