

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
Paige Miller
350 St. Anthony's Crossing
Leeds, Al 35094



20250113000011880 1/2 \$335.00
Shelby Cnty Judge of Probate, AL
01/13/2025 12:41:38 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Michael Miller, husband**, hereinafter referred to as the "Grantor"), do hereby remise, release, quitclaim and convey unto **Paige Miller**, wife (hereinafter referred to as the "Grantee") all of Grantors' right, title, and interest in and or to that certain real property situated in Shelby County, Alabama, at 350 Saint Anthonys Xing, Leeds Al 35094 as more particularly described as follows:

Commence at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 8, Township 18 South, Range 1 East; Thence run Westerly along the South line thereof 590.96 to the Point of Beginning; Thence 14 degrees 45 minutes 44 seconds left run Southwesterly 225.84 feet; Thence 90 degrees 00 minutes Left run Southeasterly 250 feet; Thence 90 degrees 00 minutes left run Northeasterly 225.84 feet; Thence 90 degrees 00 minutes left run 250.00 feet to the Point of Beginning.

Also a 20 foot Non-Exclusive Easement for Ingress and Egress, the centerline of which is described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 8, Township 18 South, Range 1 East; thence run Westerly along the south line thereof for 590.96 feet; thence 14 degrees 45 minutes 44 seconds left for 109.56 feet to the Point of Beginning; thence 135 degrees 20 minutes 50 seconds right for 203.56 feet; thence 27 degrees 25 minutes 11 seconds left for 94.86 feet; thence 23 degrees 29 minutes 21 seconds left for 161.96 feet; thence 6 degrees 50 minutes 29 seconds right for 237.76 feet; thence 16 degrees 60 minutes 04 seconds right for 135.73 feet; thence 16 degrees 01 minutes 19 seconds left for 97.84 feet; thence 28 degrees 24 minutes 05 seconds left for 321.29 feet; thence 9 degrees 22 minutes 33 seconds right for 455.59 feet to the southerly Right of Way of Shelby County Highway #41 and the Point of Ending.

Done this the 19 day of August, 2024.

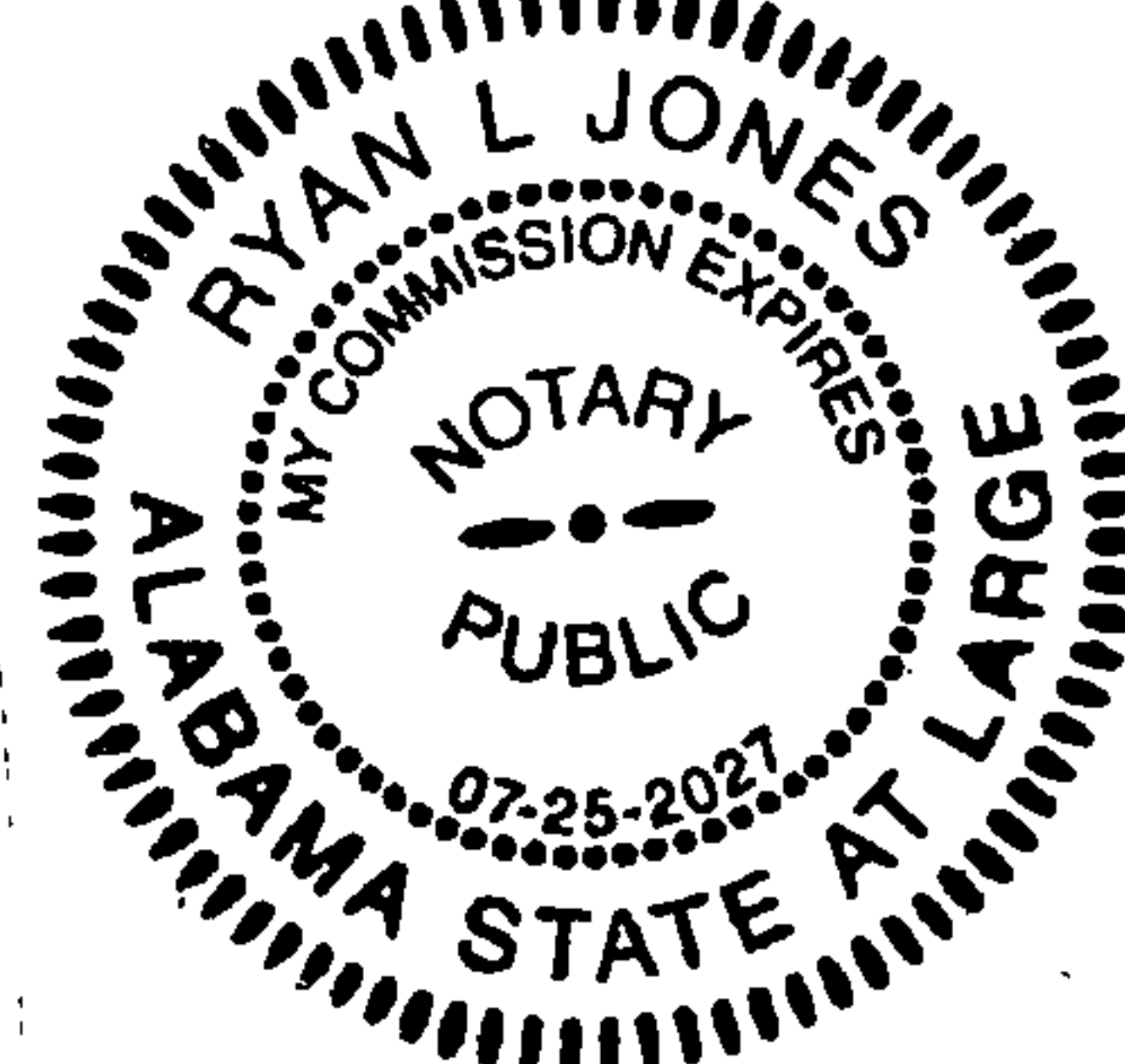
Notary Public:

Ryan L. Jones

Michael Miller
Michael Miller- Grantor

Prepared by:
Michael Miller
1241 Ingram Ave
Birmingham, Al 35213

Shelby County, AL 01/13/2025
State of Alabama
Deed Tax: \$310.00



Real Estate Sales Validation Form

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

Grantor's Name Michael Miller
Mailing Address 1241 Ingram Ave
Birmingham, AL 35213

Grantee's Name Paige Miller
Mailing Address 350 Saint Anthony Xing
Leeds AL 35094

Property Address 350 Saint Anthony Xing
Leeds AL 35094

Date of Sale 8-19-24

Total Purchase Price \$ 10.00

or

Actual Value \$ 619,870

or

Assessor's Market Value \$



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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 Value \$309,935

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 1-13-25

Print Michael Miller

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1