



20250117000018880 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
01/17/2025 02:19:49 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Mike Atchison
Attorney of Law, Inc.
P.O. Box 822
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Samuel E. Bristow
ASH Holdings Living Trust
4 Brush Creek
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ELEVEN THOUSAND DOLLARS AND ZERO CENTS (\$11,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Carl L. Trice**, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to **Samuel E. Bristow and ASH Holdings Living Trust**, (hereinafter referred to as "**GRANTEES**"), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, the purpose of this Quitclaim Deed is done to establish a boundary line and proper legal description to the property of Samuel E. Bristow and ASH Holdings Living Trust and pursuant to case number 58-CV-2022-900653.00 to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN ORDER, CASE NUMBER: 58-CV-2022-900653.00, in THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand and seal, this 26 day of November 2024.



Carl L. Trice
Grantor

(SEAL)

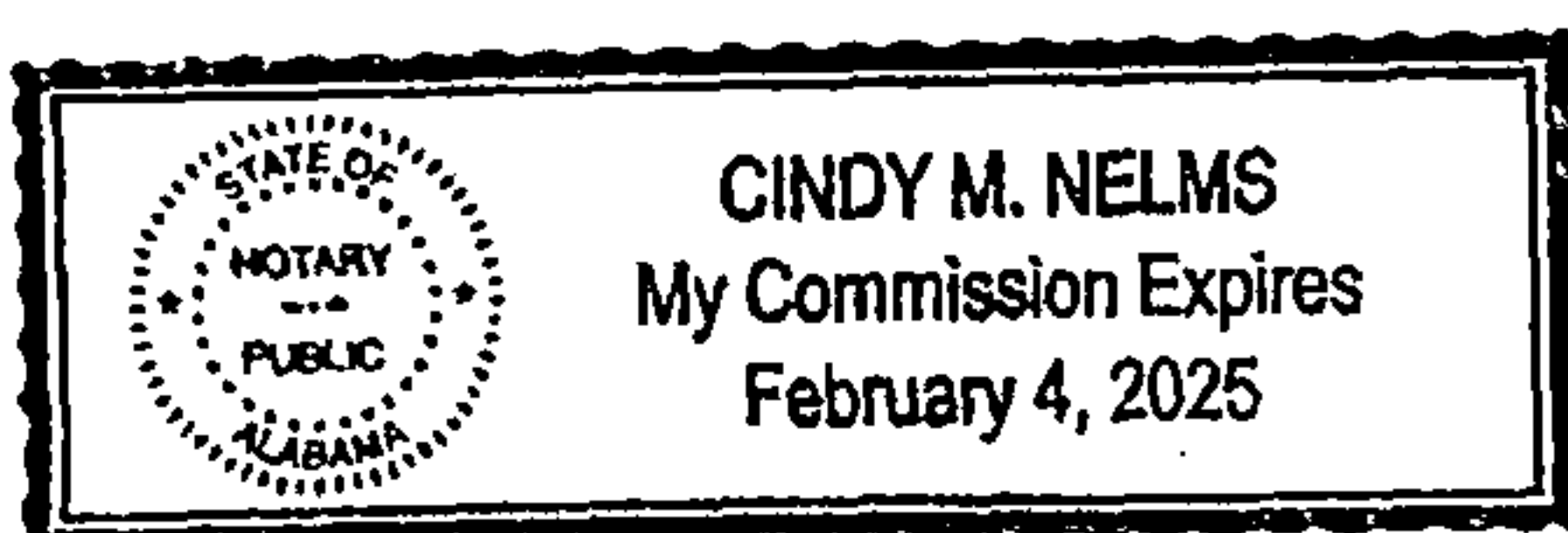
Shelby County, AL 01/17/2025
State of Alabama
Deed Tax: \$11.00

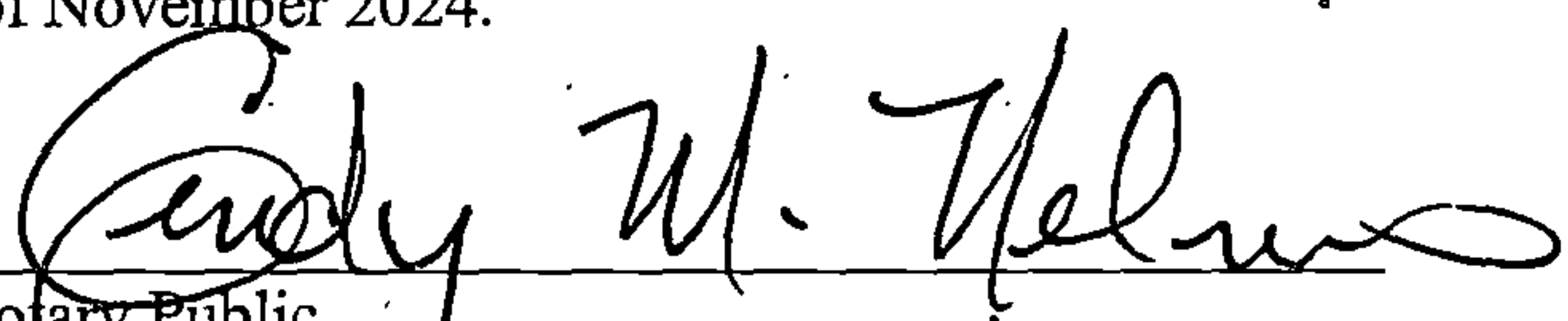
STATE OF ALABAMA)
SHELBY COUNTY)

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl L. Trice**, 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 bear's date.

Given under my hand and official seal this 26 day of November 2024.





Notary Public
My Commission Expires: 2-4-2025



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EXHIBIT A—LEGAL DESCRIPTION

LEGAL 2

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 14, Township 22 South, Range 1 West, Shelby County, Alabama; thence S87°19'26"W a distance of 675.39'; thence N00°47'29"W a distance of 655.61' to the POINT OF BEGINNING; thence continue N00°47'29"W a distance of 432.87'; thence N87°19'26"E a distance of 360.44'; thence S00°00'00"E a distance of 374.24'; thence S77°58'32"W a distance of 362.01' to the POINT OF BEGINNING.

Said Parcel containing 3.31 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Real Estate Sales Validation Form

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

Grantor's Name Carl L. Trice
Mailing Address 262 Juzan Road
Shelby, Alabama 35143

Grantee's Name Samuel E. Bristow and ASH Holdings Living Trust
Mailing Address 4 Brush Creek
Columbiana, Alabama 35051

Property Address vacant

Date of Sale 11/26/2024
Total Purchase Price \$ 11,00.00

or
Actual Value \$

or
Assessor's Market Value \$

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 Court Order; 58-CV-2022-900653.00
☐ 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

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 01/17/2025

Print Samantha Rush

☒ Unattested
(verified by)

Sign Samantha Rush
(Grantor/Grantee/Owner/Agent) circle one