

## QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Jeanette P. Scott, a widow,** hereby remise, release, quitclaim, grant, and convey all of my interest to **Jeanette P. Scott or Sheila Diane Scott, Trustees of the Jeanette P. Scott Trust dated January 23, 2025,** in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR

SEE EXHIBIT "A"

Source of title: Inst. 19860820000222420

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns in fee simple.

**IN WITNESS WHEREOF,** I have hereunto set our hands and seals, this the 23rd day of January 2025.

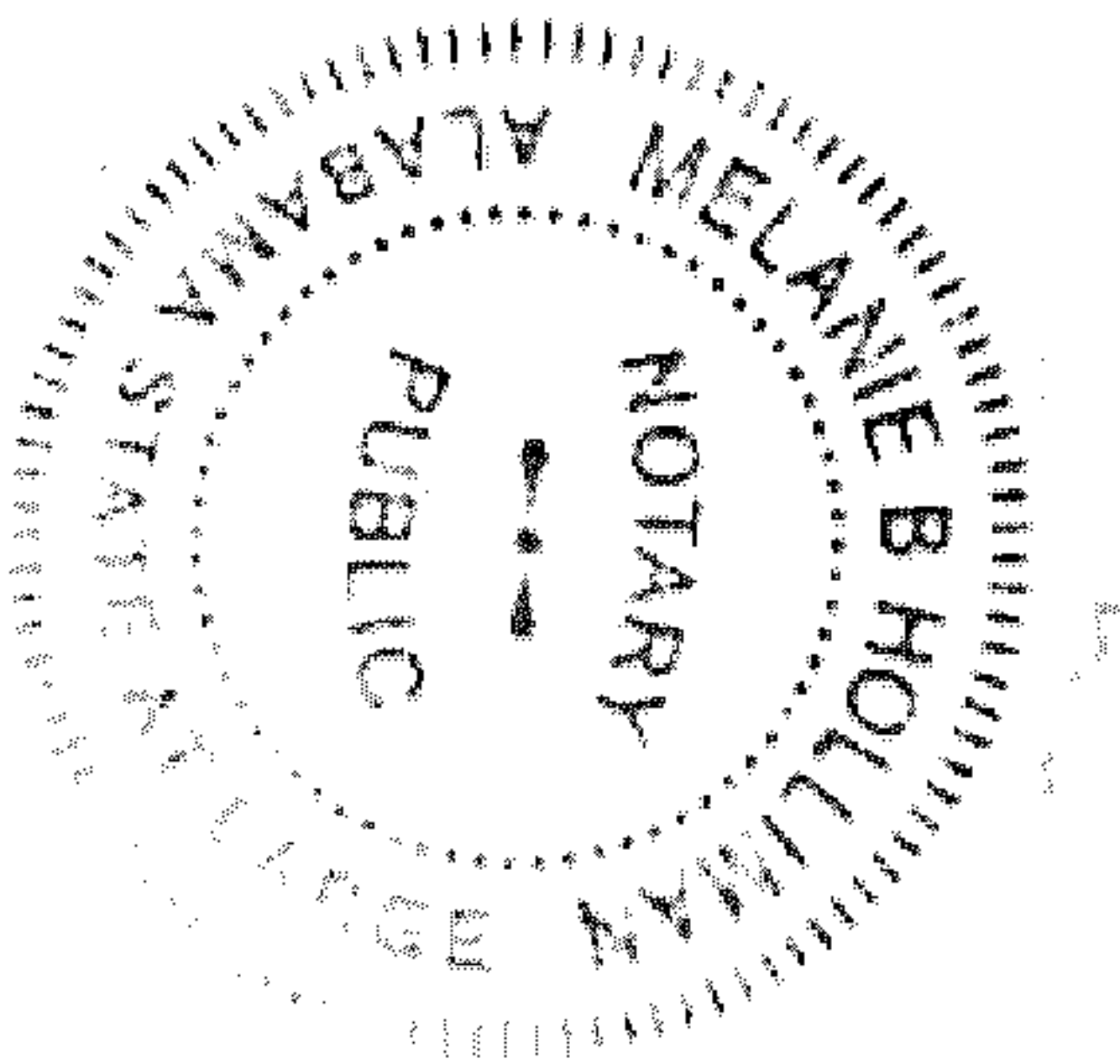
Jeanette P. Scott (SEAL)  
Jeanette P. Scott

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Jeanette P. Scott**, 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 and official seal, this the 23rd day of January 2025.



Melanie B. Holliman  
Notary Public

My Commission Expires 06-08-2027

This Instrument was Prepared By:  
HOLLIMAN & HOLLIMAN, PLLC  
Melanie B. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281

Grantor's Address  
425 Valley View Lane  
Indian Springs, AL 35124

Grantee's Address:  
425 Valley View Lane  
Indian Springs, AL 35124

**Exhibit A**

Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the NE Corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West; run thence in a Westerly direction along the North line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section for a distance of 796.22 feet; thence turn an angle to left of 92 degrees 28 minutes and in a Southerly direction for a distance of 165.01 feet; thence turn an angle to left of 87 degrees 28 minutes and in an Easterly direction for a distance of 795.88 feet to a point on the East line of said NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West; thence run in a Northerly direction along the East line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  Section for a distance of 165.46 feet to point of beginning. Situated in Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jeanette P. Scott  
 Mailing Address 425 Valley View Lane  
Indian Springs, AL 35124

Grantee's Name Jeanette P. Scott or Sheila Diane Scott  
 Mailing Address Trustees of the Jeanette P. Scott

Property Address 425 Valley View Lane  
Indian Springs, AL 35124

Date of Sale 01/23/2025

Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 528,160



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/24/2025 08:26:26 AM  
 \$560.50 PAYGE  
 20250124000023030

*Allen S. Byrd*

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  
☐ 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 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 01/23/2025Print Samantha Bufalo☐ Unattested

Sign

*Samantha Bufalo*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**