



20250127000025040 1/4 \$116.00
Shelby Cnty Judge of Probate, AL
01/27/2025 11:38:04 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Faith S. Adam
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

Ashley Sabrea Allen
10937 Gallups Crossroad
Harpersville, Alabama 35078

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for an in consideration of the sum of TEN DOLLARS AND NO CENTS and other good and valuable consideration (\$10.00) in hand paid by the undersigned to the Grantee, the receipt whereof is hereby acknowledged, the undersigned Grantor, James R. Allen, hereby remise, release, quit claim, grant, sell, and convey Ashley Sabrea Allen, Grantee, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description:

Subject to all easements, restrictions and rights of way of record.

This property is homestead of the Grantee.

TO HAVE AND TO HOLD to said GRANTEE, heirs and assigns forever.

Given under hand and seal, this 24 day of January, 2025.

Shelby County, AL 01/27/2025
State of Alabama
Deed Tax: \$85.00

STATE OF ALABAMA)
COUNTY OF SHELBY)



20250127000025040 2/4 \$116.00
Shelby Cnty Judge of Probate, AL
01/27/2025 11:38:04 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Richard Allen 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2025.


NOTARY PUBLIC

My Commission Expires: 8/1/28





20250127000025040 3/4 \$116.00
Shelby Cnty Judge of Probate, AL
01/27/2025 11:38:04 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

Commence at the point where the East right of way line of Shelby County Highway No. 62 intersects the North line of the SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 2 East; thence run Southerly along the East right of way line of said Highway a distance of 494 feet to a point, said point being the point of beginning of the property herein described; thence continue South along the East line of said Highway right of way a distance of 284.5 feet to a point; said point being the Northwest corner of the Charles Crowson property; thence run East, parallel to the North line of said 1/4 1/4 Section a distance of 210 feet to a point; thence run North parallel to the East line of said Highway 62 right of way a distance of 284.5 feet to a point; thence run West parallel to the North line of said 1/4 1/4 Section a distance of 210 feet, to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

Commence at the point where the East right of way line of Shelby county Highway No. 62 intersects the North line of the SE 1/4 of the SW 1/4 of Section 20, Township 19, Range 2 East; thence run Southerly along the East right of way line of said Highway a distance of 352 feet to a point, said point being the point of beginning of the property herein described; thence continue South along the East line of said Highway right of way a distance of 142 feet to a point; thence run East, parallel to the North line of said 1/4 1/4 Section a distance of 210 feet to a point; thence run North, parallel to the East line of said Highway 62 right of way a distance of 142 feet to a point; thence run West, parallel to the North line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning.

All being 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 James Richard Allen, Sr.
Mailing Address 935 Glaze Rd
Vincent, AL
35178

Grantee's Name Ashley Sabrea Allen
Mailing Address 10987 Gallups Crossroads
Harpersville, AL
35878

Property Address Lot next to +
10987 Gallups Crossroads
Harpersville, AL
35078

Date of Sale January 24, 2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 84,600.00

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

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 1-27-25

Print Nita Morris

Unattested

Sign

Nita Morris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20250127000025040 4/4 \$116.00
Shelby Cnty Judge of Probate, AL
01/27/2025 11:38:04 AM FILED/CERT