

This instrument was prepared by:
Justin Smitherman, Esq.
Alabama Law Services, LLC
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Justin Wormington and Timothy
Alan Mathis
8464 Highway 17
Alabaster, AL 35114

STATE OF ALABAMA
SHELBY COUNTY



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Karen Kirby Arnold, a married woman** (hereinafter called Grantor whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Justin Wormington and Timothy Alan Mathis** (hereinafter called Grantee whether one or more) together as joint tenants with rights of survivorship, all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

The herein described real property is not the homestead of GRANTOR or of her spouse.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF I sign my hand, this the 30th day of January, 2025.

X Karen Kirby Arnold
Karen Kirby Arnold

STATE OF Alabama
COUNTY OF Shelby

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Karen Kirby Arnold**, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2025.

Christopher Owens
Notary Public
My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

EXHIBIT A
PROPERTY DESCRIPTION

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; Thence run South 89 degrees 31' 49" East along the north line of said section a distance of 1466.16 feet more or less to the intersection with the west right-of-way line of Shelby County Highway 17; Thence leaving the north line of said section run South 20 degrees 37' 53" West along the west right-of-way line of Shelby County Highway 17 a distance of 738.96 feet more or less to an iron pip that locates the northeast corner of parcel 23 2 09 0 001 011.003 owned by Larry Cain Real Estate Co, Inc. Thence run South 20 degrees 01' 47" West along the west right-of-way line of Shelby County Highway 17 a distance of 44.63 feet to a point; Thence run South 20 degrees 55' 34" West along the west right-of-way line of Shelby County Highway 17 a distance of 86.50 feet to a point; Thence leaving the west right-of-way line of Shelby County Highway 17 run North 69 degrees 04' 26" West a distance of 212.40 feet to the Point of Beginning; Thence run North 55 degrees 18' 39" West a distance of 130.00 feet to a point; Thence run South 89 degrees 29' 36" West a distance of 92.25 feet to a point; Thence run South 00 degrees 30' 24" East a distance of 137.07 feet to a point on the south line of parent parcel; Thence run North 89 degrees 29' 36" East along the south line a distance of 155.00 feet to a point on the centerline of Beaverdam Creek; Thence run North 34 degrees 28' 37" East along the centerline of Beaverdam Creek a distance of 75.85 feet to a point to the Point of Beginning

Together with and subject to an access EASEMENT as follows:

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; Thence run South 89 degrees 31' 49" East along the north line of said section a distance of 1466.16 feet more or less to the intersection with the west right-of-way line of Shelby County Highway 17; Thence leaving the north line of said section run South 20 degrees 37' 53" West along the west right-of-way line of Shelby County Highway 17 a distance of 738.96 feet more or less to an iron pip that locates the northeast corner of parcel 23 2 09 0 001 011.003 owned by Larry Cain Real Estate, Inc. Thence run South 20 degrees 01' 47" West along the west right-of-way line of Shelby County Highway 17 a distance of 44.63 feet to a point; Thence run South 20 degrees 55' 34" West along the right of way line of Shelby County Highway 17 a distance of 86.50 feet to a point; Thence leaving the west right-of-way line of Shelby County Highway 17 run North 69 degrees 04' 26" West a distance of 212.40 feet to a point; Thence run North 55 degrees 18' 39" West a distance of 74.56 feet to the Point of Beginning; Thence run North 34 degrees 41' 21" East a distance of 81.93 feet to a point on the future right-of-way for Crider Road; Thence run westerly along the proposed right-of-way for Crider Road along a curve with the radius of 272.79 and a chord length of 50.33 feet with a chord bearing of South 00 degrees 30' 24" East; Thence run South 34 degrees 41' 21" West a distance of 76.18 feet to a point; Thence run South 55 degrees 18' 39" East a distance of 50.00 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Karen Kirby Arnold

Grantee's Name Justin Wormington and Timothy Alan Mathis

Mailing Address 8464 Highway 17
Alabaster, AL 35114

Mailing Address 8464 Highway 17
Alabaster, AL 35114

Property Address 8464 Highway 17
Alabaster, AL 35114

Date of Sale January 30, 2025

Parcel ID: 23-2-09-0-001-021.006
This is a smaller parcel adjacent to 8464 Hwy 17
that does not have it's own physical address.

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$8,460.00

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: Full Tax Assessor's Value - \$8,460.00

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 January 30, 2025

Print: Karen Kirby Arnold

Unattested

Sign Karen Kirby Arnold
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2025 03:47:13 PM
\$39.50 PAYGE
20250130000030020

FORM RT-1



Alvin S. Beal