

STATE OF ~~ALABAMA~~ *South Carolina*)
CRB
COUNTY OF ~~SHELBY~~ *Richland*)
CRB

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT SUSAN DANIELLE LANGNER, a widow (herein, "Grantor"), whose address is 223 Big Rock Drive, Calera, AL 35040, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to SUSAN DANIELLE LANGNER, a widow, and SUSAN ELIZABETH LANGNER, an unmarried woman (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 223 Big Rock Drive, Calera, AL 35040, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 223 Big Rock Drive, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20180302000068280

PROPERTY ID: 27-1-12-0-000-017.000 ^{CB}

REAL PROPERTY TAX: \$ 1,115.32 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 3rd day of January, 2025.

GRANTOR:

Susan Danielle Langner (SEAL)
Susan Danielle Langner

STATE OF South Carolina
COUNTY OF RICHLAND

I, Crystal R. Blue, the undersigned Notary Public in and for said State and County, hereby certify that Susan Danielle Langner, a widow, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

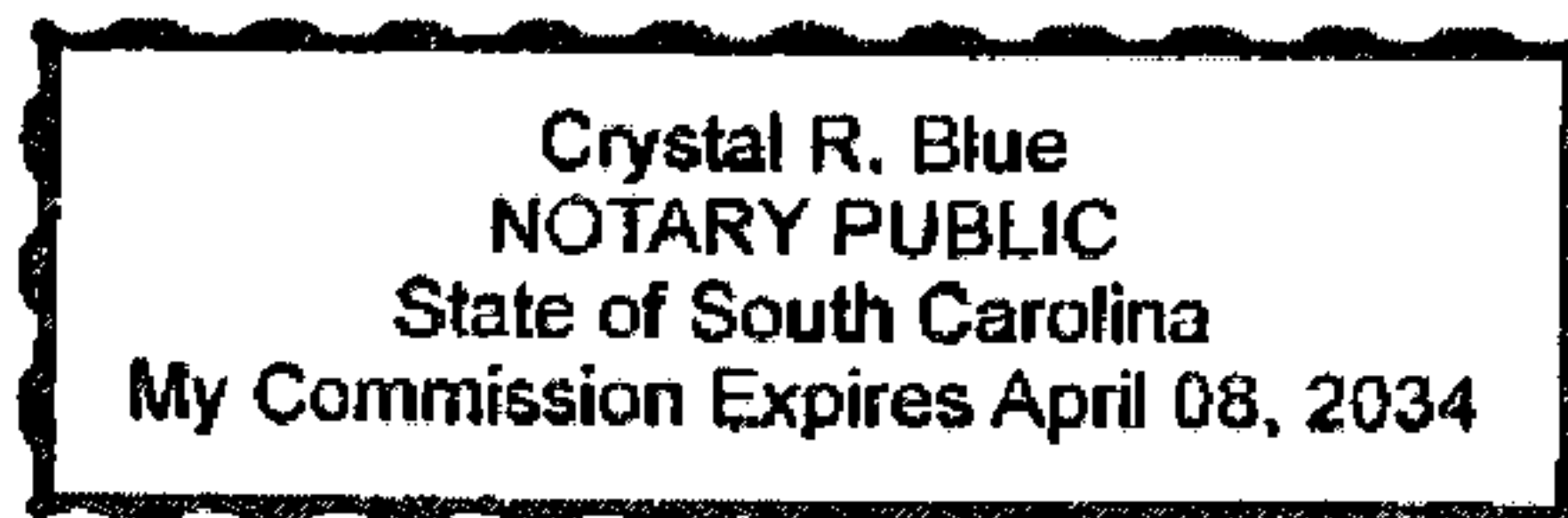
Given under my hand and official seal this 3rd day of January, 2025.

[Affix Notary Seal]

Crystal R. Blue

SIGNATURE OF NOTARY PUBLIC

My commission expires: 4-8-2034



This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

KRISTEN BRITTON
MADISON SETTLEMENT SERVICES, LLC
580 CARLISLE STREET
SUITE B
HANOVER, PA 17331

The Grantee's address is:

SUSAN DANIELLE LANGNER
SUSAN ELIZABETH LANGNER
223 BIG ROCK DRIVE
CALERA, AL 35040

EXHIBIT A**[Legal Description]**

THE FOLLOWING-DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, THE ADDRESS OF WHICH IS 223 BIG ROCK DRIVE, CALERA, AL 35040; TO WIT:

COMMENCE AT THE SE CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE N90°00'00"W. A DISTANCE OF 1331.00'; THENCE N02°30'48"W, A DISTANCE OF 769.52' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 565.88'; THENCE N89°58'34"E, A DISTANCE OF 331.97'; THENCE S02°30'51"E, A DISTANCE OF 563.96' TO THE APPROXIMATE CENTER OF BIG ROCK DRIVE (ASPHALT), ALL FURTHER CALLS WILL BE ALONG SAID APPROXIMATE CENTER OF DRIVE; THENCE S82°31'58"W, A DISTANCE OF 33.39'; THENCE N78°36'05"W, A DISTANCE OF 141.88'; THENCE S80°50'17"W, A DISTANCE OF 161.77' TO THE POINT OF BEGINNING.

ALSO, THE RIGHT TO USE AS A MEANS OF INGRESS AND EGRESS, AS DESCRIBED IN INSTRUMENT NO. 20091202000443040.

BEING ONE AND THE SAME AND PREVIOUSLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SECTION 12 FOR 1331.00 FEET; THENCE TURN RIGHT 87 DEGREES 29 MINUTES 12 SECONDS AND RUN NORTHERLY 769.52 FEET TO THE CENTER OF A PAVED ROAD, BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST COURSE 565.88 FEET; THENCE TURN RIGHT 92 DEGREES 29 MINUTES 22 SECONDS AND RUN EASTERLY 331.97 FEET; THENCE TURN RIGHT 87 DEGREES 30 MINUTES 35 SECONDS AND RUN SOUTHERLY 563.96 FEET TO THE CENTER OF A PAVED ROAD; THENCE TURN RIGHT 85 DEGREES 02 MINUTES 49 SECONDS AND RUN WESTERLY ALONG SAID ROAD 33.39 FEET; THENCE TURN RIGHT 18 DEGREES 51 MINUTES 57 SECONDS AND RUN NORTHWESTERLY ALONG SAID ROAD 141.88 FEET; THENCE TURN LEFT 20 DEGREES 33 MINUTES 50 SECONDS AND RUN SOUTHWESTERLY ALONG SAID ROAD 161.77 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT TO USE AS A MEANS OF INGRESS AND EGRESS TO AND FROM THE LAND HEREIN CONVEYED, THE PRESENT FARM ROAD RUNNING GENERALLY SOUTHWESTERLY ALONG THE S 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 3 WEST, WHICH SAID ROAD INTERSECTS THE CALERA- MONTEVALLO DIRT ROAD; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: :COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; RUN THENCE 86 DEGREES 52 MINUTES 48 SECONDS WEST FOR 332.41 FEET; RUN THENCE NORTH 86 DEGREES 51 MINUTES 38 SECONDS WEST FOR 332.29 FEET; RUN THENCE NORTH 0 DEGREES 30 MINUTES 40 SECONDS EAST FOR 940.74 FEET TO THE CENTERLINE OF AN EXISTING FIELD ROAD AND THE POINT OF BEGINNING; RUN THENCE SOUTH 37 DEGREES 04 MINUTES 17 SECONDS WEST FOR 55.59 FEET; RUN THENCE SOUTH 61 DEGREES 59 MINUTES 12 SECONDS WEST FOR 35.50 FEET; RUN THENCE SOUTH 61 DEGREES 15 MINUTES 59 SECONDS WEST FOR 25.44 FEET; RUN THENCE SOUTH 72 DEGREES 08 MINUTES 50 SECONDS WEST FOR 118.00 FEET; RUN THENCE SOUTH 62 DEGREES 49 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 57.66 FEET; THENCE SOUTH 75 DEGREES 42 MINUTES 24 SECONDS WEST FOR 28.25 FEET; RUN THENCE SOUTH 81 DEGREES 28 MINUTES 25 SECONDS WEST FOR 69.42 FEET; RUN THENCE NORTH 82 DEGREES 07 MINUTES 44 SECONDS WEST FOR 89.91 FEET; RUN THENCE NORTH 75 DEGREES 27 MINUTES 20 SECONDS WEST FOR 106.36 FEET; RUN THENCE NORTH 73 DEGREES 15 MINUTES 38 SECONDS WEST FOR 75.10 FEET; RUN THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST FOR 127.78 FEET; RUN THENCE SOUTH 75 DEGREES 17 MINUTES 19 SECONDS WEST FOR 60.96 FEET; RUN THENCE SOUTH 30 DEGREES 04 MINUTES 08 SECONDS WEST FOR 99.00 FEET; RUN THENCE

SOUTH 75 DEGREES 35 MINUTES 14 SECONDS WEST FOR 50.08 FEET; RUN THENCE NORTH 89 DEGREES 18 MINUTES 58 SECONDS WEST FOR 95.68 FEET; RUN THENCE SOUTH 76 DEGREES 33 MINUTES 02 SECONDS WEST FOR 73.76 FEET; RUN THENCE SOUTH 57 DEGREES 50 MINUTES 38 SECONDS WEST FOR 48.62 FEET; RUN THENCE SOUTH 32 DEGREES 37 MINUTES 21 SECONDS WEST FOR 117.30 FEET; RUN THENCE SOUTH 14 DEGREES 15 MINUTES 09 SECONDS WEST FOR 68.87 FEET; RUN THENCE SOUTH 19 DEGREES 11 MINUTES 33 SECONDS WEST FOR 139.19 FEET; RUN THENCE SOUTH 60 DEGREES 26 MINUTES 15 SECONDS WEST FOR 22.08 FEET; RUN THENCE SOUTH 75 DEGREES 51 MINUTES 21 SECONDS WEST FOR 134.41 FEET; RUN THENCE SOUTH 60 DEGREES 41 MINUTES 08 SECONDS WEST FOR 70.32 FEET TO THE CENTERLINE OF COUNTY ROAD #16, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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

Grantor's Name Susan Danielle Langner
 Mailing Address 223 Big Rock Drive
Calera, AL 35040

Grantee's Name Susan Danielle Langner and Susan *
 Mailing Address 223 Big Rock Drive
Calera, AL 35040
 * Elizabeth Langner

Property Address 223 Big Rock Drive
Calera, AL 35040

Date of Sale 1/31/2025
 Total Purchase Price \$ 10.00 ^{KB}

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ ~~26,280~~ 262,640 ^{KB}



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2025 12:49:01 PM
 \$297.00 PAYGE
 20250204000034180

Alexis 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 Quitclaim Deed
☐ 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 1/31/2025

Print SUSAN DANIELLE LANGNER

Unattested

Crystal R. Blue
 (verified by)

Sign

Susan Danielle Langner
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1