

AFTER RECORDING RETURN TO:  
Brandon Knox and Kaylin Knox  
1569 Highway 57  
Vincent, AL 35178  
File No. R-263163-AFL

MAIL TAX STATEMENTS TO:  
Brandon Knox and Kaylin Knox  
1569 Highway 57  
Vincent, AL 35178

This document prepared by:  
George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 05 8 27 0 000 001.002

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 8 day of FEBRUARY, 2025, by and between **Brandon W. Knox, a married man, who took title without marital status, joined by spouse, Kaylin Knox**, residing at 1569 Highway 57, Vincent, AL 35178, hereinafter referred to as Grantor(s) and **Brandon Knox and Kaylin Knox, a married couple, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 1569 Highway 57, Vincent, AL 35178, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 1569 Highway 57, Vincent, AL 35178

Prior instrument reference: Instrument No. 20170190000006370, Recorded: 1/09/2017

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 8 day of FEBRUARY, 2025.

Brandon W Knox

Brandon W. Knox

Kaylin Knox

Kaylin Knox

STATE OF ALABAMA  
COUNTY OF SHELBY

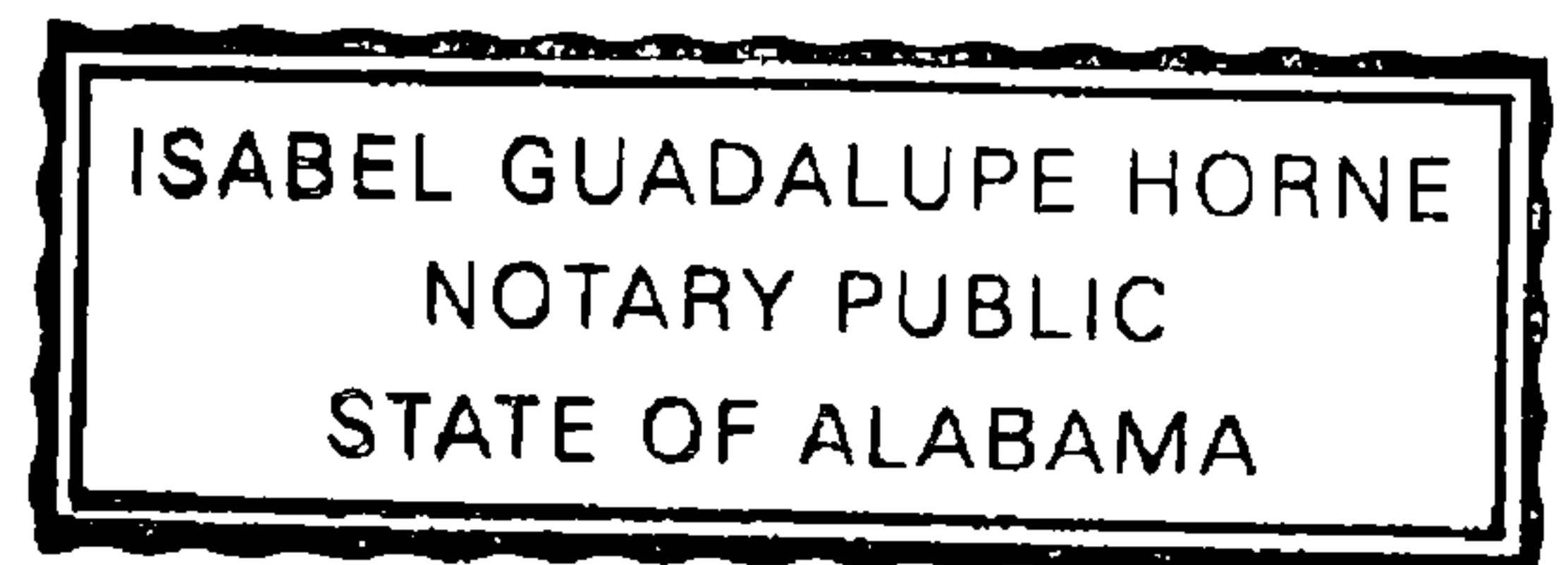
I, the undersigned, a Notary Public in and for said County and State, hereby certify that Brandon Knox and Kaylin Knox, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed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

Given under my hand and seal this the 8<sup>th</sup> day of FEBRUARY, 2025.

[Signature]

NOTARY PUBLIC

My commission expires: 07/02/2025



No title exam performed by the preparer. Legal description and party's names provided by the party.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTH 90 DEGREES 00 MINUTES EAST, 469.62 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES EAST, 534.74 FEET; THENCE SOUTH 34 DEGREES 09 MINUTES 52 SECONDS WEST, 499.84 FEET TO THE NORTHWEST RIGHT OF WAY OF COUNTY ROAD 57; THENCE LEAVING SAID ROAD NORTH 56 DEGREES 54 MINUTES 15 SECONDS WEST, 184.55 FEET; THENCE NORTH 29 DEGREES 18 MINUTES 14 SECONDS EAST, 357.73 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 11 SECONDS WEST, 547.52 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 30 SECONDS EAST, 381.61 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 47 SECONDS EAST, 221.78 FEET; THENCE SOUTH 60 DEGREES 10 MINUTES 08 SECONDS EAST, 282.00 FEET TO THE NORTHWEST RIGHT OF WAY OF COUNTY ROAD 57; THENCE ALONG SAID ROAD NORTH 34 DEGREES 09 MINUTES 52 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING.

Parcel ID: 05 8 27 0 000 001.002

Property commonly known as: 1569 Highway 57, Vincent, AL 35178





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/17/2025 03:18:01 PM  
 \$180.50 JOANN  
 20250317000079540

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

|                  |                                             |  |                            |                              |  |
|------------------|---------------------------------------------|--|----------------------------|------------------------------|--|
| Grantor's Name   | Brandon Knox, joined by spouse, Kaylin Knox |  | Grantee's Name             | Brandon Knox and Kaylin Knox |  |
| Mailing Address  | 1569 Highway 57                             |  | Mailing Address            | 1569 Highway 57              |  |
|                  | Vincent, AL 35178                           |  |                            | Vincent, AL 35178            |  |
| Property Address | 1569 Highway 57                             |  | Date of Sale               |                              |  |
|                  | Vincent, AL 35178                           |  | Total Purchase Price \$    |                              |  |
|                  |                                             |  | or                         |                              |  |
|                  |                                             |  | Actual Value \$            |                              |  |
|                  |                                             |  | or                         |                              |  |
|                  |                                             |  | Assessor's Market Value \$ | 149,270.00                   |  |

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
 ☐ 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 02/08/2025

Print BRANDON KNOX AND KAYLIN KNOX

Unattested

Sign Brandon Knox Kaylin Knox  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)