

This instrument prepared by:

ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

David R. Guyton
25 Highway 474
Leeds, Alabama 35094

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20250403000100830 1/4 \$136.00
Shelby Cnty Judge of Probate, AL
04/03/2025 03:55:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Hundred and 00/100 Dollars (\$500.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **SHANNON R. GUYTON**, a married man (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **DAVID RAY GUYTON** (herein referred to as Grantee), all my right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

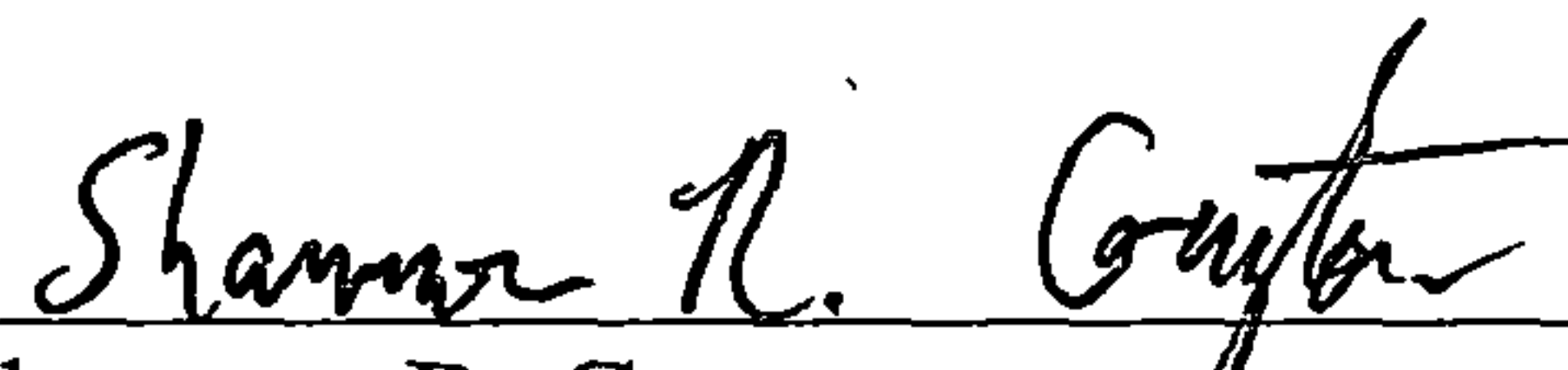
Subject to:

1. Ad valorem taxes for the current tax year 2025.
2. Easements, restrictions, and reservations of record.
3. The above described property does not constitute any part of the homestead of the Grantor or his spouse.

DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of April, 2025.


Shannon R. Guyton

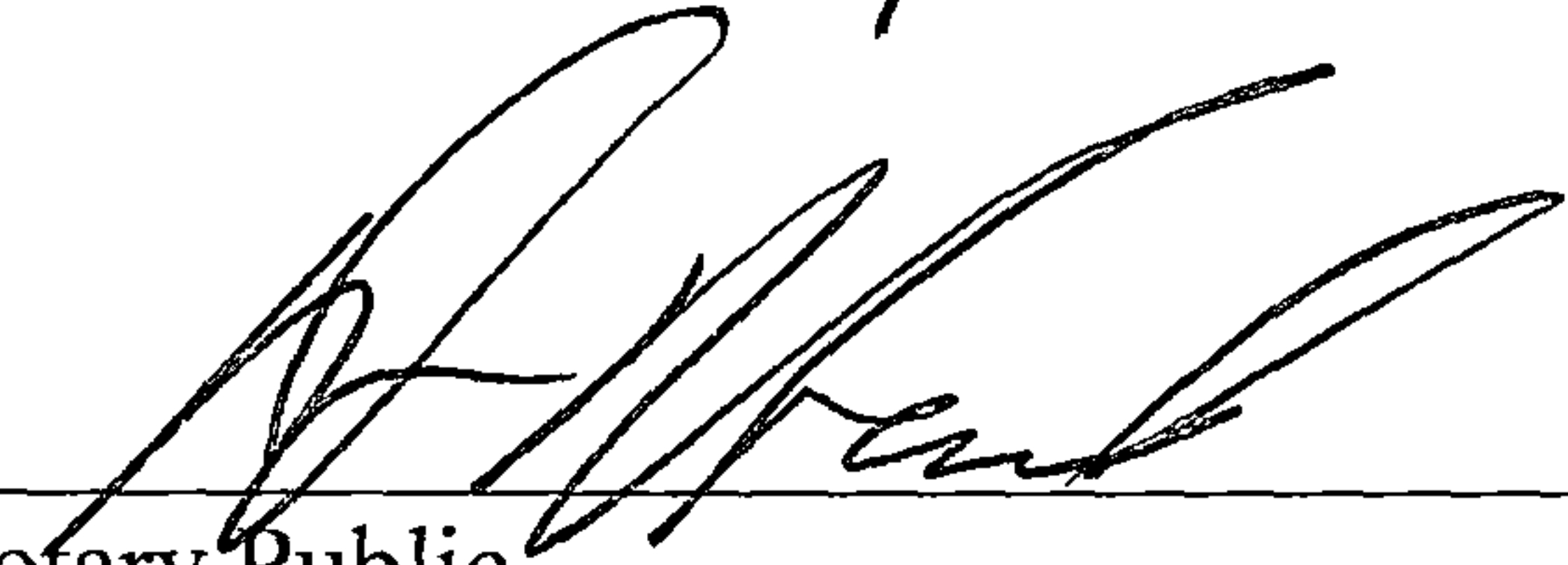
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State,

Shelby County, AL 04/03/2025
State of Alabama
Deed Tax: \$105.00

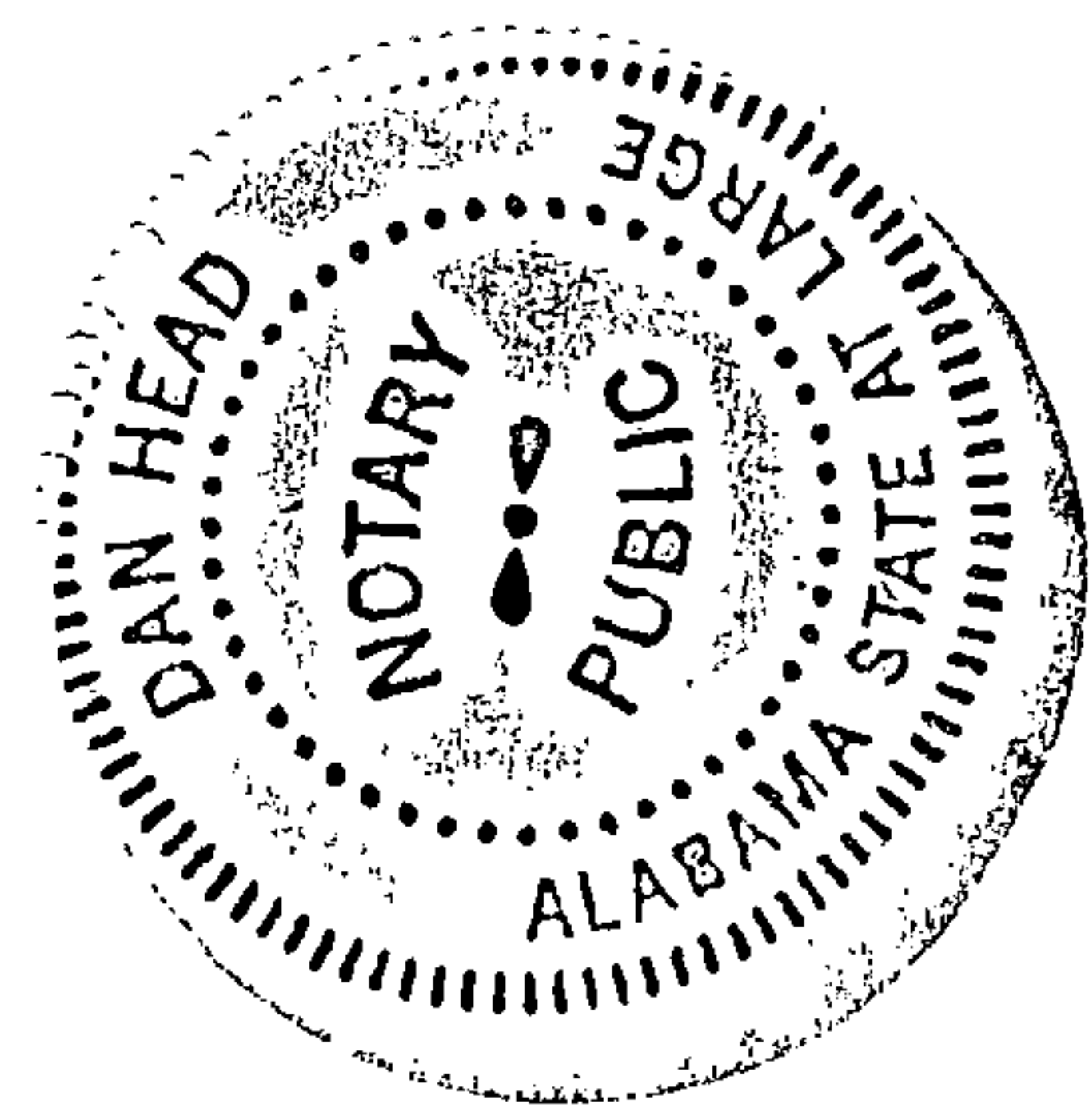
hereby certify that Shannon R. Guyton, a married man, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires: 1/2/2029





20250403000100830 3/4 \$136.00
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EXHIBIT "A"

Lot No. 55, as shown on a Map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the northerly right of way line of 4th Avenue East and the Westerly right of way line of Montevallo Road (Ala. Highway 119), said right of way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 4th Avenue East for 120.00 ft. to the point of beginning; thence continue Northwesterly along said right of way line of 4th Avenue East for 116.00 ft.; thence 89 degrees 40 minutes 22 seconds right and run Northeasterly for 205.74 ft., thence 89 degrees 29 minutes 05 seconds right and run Southeasterly for 116.00 ft.; thence 90 degrees 30 minutes 51 seconds right and run Southwesterly for 207.11 ft. to the point of beginning.

Real Estate Sales Validation Form

20250403000100830 4/4 \$136.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Shannon R. Guyton
Mailing Address 168 Hayes Bury Court
Pelham, AL 35724

Grantee's Name David Ray Guyton
Mailing Address 25 Highway 474
Leeds, Alabama 35094

Property Address 606 13th Ave SW
Alabaster, AL 35007

Date of Sale 4/3/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1/2 (\$104,900)

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 4/3/2025

Print Shannon R. Guyton

☐ Unattested

Sign Shannon Guyton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

