

This document prepared by:
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Roland Milling Law LLC
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantor. No survey
examined and no title examination made by this
attorney) Source of Title: Book 296 Page 523
Dated 01/15/1976 and recorded in the office of the
Judge of Probate Shelby County, AL.

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20250409000105380 1/4 \$70.50
Shelby Cnty Judge of Probate, AL
04/09/2025 11:30:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Ricky Hall**, a married man, by operation of law, as GRANTOR, grant, bargain, sell and convey unto, **Ricky Hall**, and **Angel Hall**, a married couple, hereinafter referred to as GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

See Exhibit A.

This property constitutes no part of the Homestead of the Grantees.
The property made the basis of this deed was held by Frances Hall. Ricky Hall is Frances Hall's only child.
Ricky Hall, by operation of law, is entitled to inherit this real property.
Frances Hall is deceased, as of June 25, 2012.
The Estate of Frances Hall was not probated.

TO HAVE AND TO HOLD the same unto the said Grantees, and to their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, his or her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons.

Shelby County, AL 04/09/2025
State of Alabama
Deed Tax: \$39.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the ____ day of

4/9/25, 2025.


Ricky Hall

(L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)


20250409000105380 2/4 \$70.50
Shelby Cnty Judge of Probate, AL
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I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Ricky Hall**, 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 the 9th day of April, 2025.



Notary Public

Commission Expires:

Send Tax Notice To:
Ricky and Angel Hall
719 Ashland Drive
Dothan, AL 36301

KAITLYN M. BURKS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Parcel No. 1: Commence at the Southwest corner of Sec. 14, T-21-S, R-1-E; thence run North along the West line of said Section 14 a distance of 19.44 ft. to a point on the North ROW line of Shelby County Highway No. 30 and the point of beginning; thence continue North along the West line of said Sec. 14 a distance of 74.60 ft. to a point on the SE ROW of Shelby County Hwy. No. 61; thence turn an angle of 49 deg. 59 min. to the right and run along the SE ROW line of said Hwy. No. 61 a distance of 209.20 ft.; thence turn an angle of 00 deg. 57 min. to the left and continue along said right of way line a distance of 432.66 ft.; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet to a point on the Southeast ROW of Shelby County Hwy. No. 61; thence turn an angle of 90 deg. 00 min. to the right and run along said ROW line a distance of 197.34 ft.; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 310.00 ft.; thence turn an angle of 49 deg., 38 min., 42 sec. to the left and run a distance of 646.15 ft. to a point on the West ROW line of Alabama State Highway No. 145; thence turn an angle of 103 deg. 49 min. 10 sec. to the right and run along said ROW line a distance of 455.62 ft.; thence turn an angle of 37 deg. 35 min. 23 sec. to the right and continue along said highway ROW a distance of 100.00 ft. to a point of intersection with the N ROW of Shelby County Hwy. No. 30; thence turn an angle of 37 deg. 35 min. 23 sec. to the right and run West along the N ROW line of Shelby County Hwy No. 30 a distance of 1166.63 ft. to the P.C. of a right of way curve; thence continue along said ROW curve (Whose Delta Angle is 5 deg. 55 min. 04 sec. to the right, Radius is 2868.94 ft., Tangent distance is 148.29 ft., Length of Arc is 296.31 feet;) to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 14, T21S, R1E, Shelby County, Alabama.

Parcel No. 1-A: Commence at the Southwest corner of Sec. 14, T-21-S, R-1-E; thence run E along the South line of said Sec. 14 a distance of 1725.03 feet to the East R/W line of Alabama State Hwy. No. 145 and the point of beginning; thence continue East along the South line of said Sec. 14 a distance of 790.33 feet to a point on the pool line of Lay Reservoir which is elevation 397.00; thence turn an angle of 136 deg. 34 min. to the left and run along contour line elevation 397 a distance of 88.79 feet; thence turn an angle of 8 deg. 28 min. to the right and run along said contour line a distance of 76.36 feet; thence turn an angle of 6 deg. 13 min. to the left and run along said contour line a distance of 113.43 feet; thence turn an angle of 8 deg. 27 min. to the left and run along said contour line a distance of 104.32 feet; thence turn an angle of 2 deg. 10 min. to the right and run along said contour line a distance of 99.51 feet; thence turn an angle of 58 deg. 46 min. to the right and run along said contour line a distance of 125.49 feet; thence turn an angle of 77 deg. 32 min. to the right and run along said contour line a distance of 45.46 feet; thence turn an angle of 114 deg. 55 min. to the left and run along said contour line a distance of 85.23 ft.; thence turn an angle of 40 deg. 00 min. to the left and run along said contour line a distance of 175.00 ft.; thence turn an angle of 5 deg. 37 min. 08 sec. to the left and run a distance of 145.12 ft. to the East R/W line of Ala. State Hwy. No. 145; thence turn an angle of 91 deg. 08 min. 52 sec. to the left and run along said R/W line a distance of 650.00 ft. to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 14, T-21-S, R-1-E, Shelby County, Alabama.

"EXHIBIT A"



20250409000105380 3/4 \$70.50
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Real Estate Sales Validation Form

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

Grantor's Name Ricky Hall
Mailing Address 719 Ashland Drive
Dothan, AL 36301

Grantee's Name Ricky Hall and Angel Hall
Mailing Address 719 Ashland Drive
Dothan, AL 36301

Property Address 6456 County Highway 61
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 39,040



20250409000105380 4/4 \$70.50
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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 Tax Assessor

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 4/9/25

Print Ricky Hall

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1