

**This instrument was prepared by:**

Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**

Mary Cooper, Erik S. Harding and  
Elizabeth Seven Harding  
209 W Sterrett Street  
Columbiana, AL 35051

**QUITCLAIM DEED**

**Note: This conveyance was prepared without the benefit of a title search.**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN AND 0/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid to each, the receipt and sufficiency of which is hereby acknowledged,

**Mary Cooper, an unmarried individual and Erik S. Harding, a married individual**

(hereinafter referred to as "Grantor"), does hereby remise, release, quitclaim, grant, sell, and convey unto

**Mary Cooper, Erik S. Harding and Elizabeth Seven Harding**

(hereinafter referred to as "Grantees"), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**A parcel of land being located in the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, and also being the West 88 feet of Lot No. 129, according to Horsley's Map of Columbiana, Alabama, being more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said 1/4-1/4 section a distance of 248.01 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 245.47 feet to a corner set within the asphalt limits of Collins Street; thence turn 90 degrees 31 minutes 09 seconds right and run Easterly along the South margin of West Sterrett Street a distance of 87.99 feet to a steel pin corner; thence turn 89 degrees 37 minutes 47 seconds right and run Southerly a distance of 245.47 feet to a steel pin corner; thence turn 90 degrees 22 minutes 15 seconds right and run Westerly 87.36 feet to the point of beginning, less and except any part of just described property that is within the right of way of a public street or road. Being situated in Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 12<sup>th</sup> day of April, 2025.

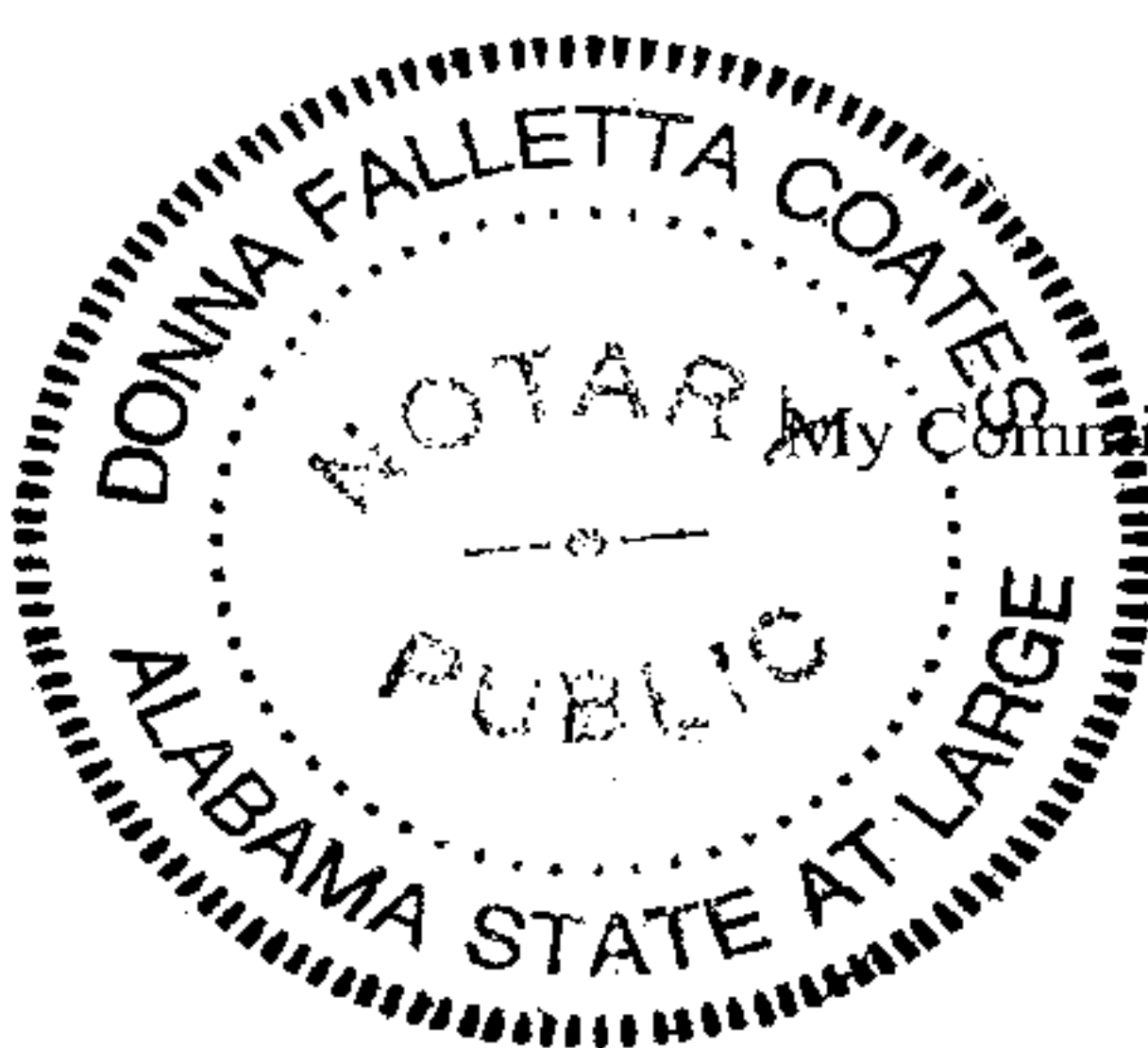
Mary Cooper  
Mary Cooper  
Erik S. Harding  
Erik S. Harding

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary Cooper and Erik S. Harding whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of April, 2025.



My Commission Expires:

09/03/25

Donna Falletta Coates  
Notary Public



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/14/2025 03:44:10 PM  
 \$170.00 BRITTANI  
 20250414000111400

*Alex 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 Mary Cooper and Erik S. Harding  
 Mailing Address 209 W. Sterrett St.  
Columbiana, AL 35051  
 Property Address 209 W Sterrett Street  
Columbiana, AL 35051

Grantee's Name Mary Cooper, Erik S. Harding, and  
Elizabeth Seven Harding  
 Mailing Address 209 W Sterrett Street  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$140,786.67

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

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ 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 4-12-25

Print Shannon Anderson

☒ Unattested

(verified by)

Sign Shannon Anderson  
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1