

This instrument was prepared by:
Ramona J. Morrison
Morrison Honea, LLC
P.O. Box 278
Columbiana, AL 35051

Please send tax notice to:
Randall N. Lawley
101 Highway 255
Montevallo, Alabama 35115

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Poor Quality



20250416000113680 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/16/2025 11:13:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, LAJEANA LAWLEY, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to RANDALL N. LAWLEY, an unmarried man, (hereinafter called Grantee) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The following described land located in the SW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows:
Begin at the NE corner of the SW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West; thence run West along the North line of said 1/4 for 332.84 feet; thence turn an angle to the left of 83 deg. 04 min. 12 sec. and run Southwest for 1426.92 feet to a point on the Northeast right of way of Shelby County Road 259; thence turn an angle to the left of 53 deg. 35 min. 24 sec. to the tangent of a curve to the right having a central angle of 45 deg. 03 min. 03 sec. and a radius of 119.58 feet; thence run along the arc of said curve along the Northeast right of way for 94.02 feet; thence run along the tangent if extended in said curve along the Northeast right of way for 42.18 feet; thence turn an angle to the left of 89 deg. 20 min. 57 sec. and run East for 125.07 feet; thence turn an angle to the left of 79 deg. 02 min. 42 sec. and run Northeast for 199.62 feet; thence turn an angle to the right of 79 deg. 54 min. 24 sec. and run East for 250.01 feet; thence turn an angle to the left of 87 deg. 51 min. 42 sec. and run North for 200.52 feet; thence turn an angle to the right of 88 deg. 26 min. 13 sec. and run East for 59.80 feet to a point on the East line of the SW 1/4 of the SE 1/4; thence turn an angle to the left of 88 deg. 30 min. 55 sec. and run North along the East line for 1137.98 feet to the point of beginning; being situated in Shelby County, Alabama.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the Grantee, his heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 8th day of April, 2025.

Lajeana Lawley
LAJEANA LAWLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that LAJEANA LAWLEY, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of April, 2025.

Sarah Morrison
Notary Public
My Commission Expires: 01/17/2029

SARAH THOMASON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
JANUARY 17, 2029

Real Estate Sales Validation Form

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

Grantor's Name LAKEANA LAWLEY
Mailing Address 101 Hwy 255
Montevallo, AL
35115

Grantee's Name RANDALL LAWLEY
Mailing Address 101 Hwy 255
Montevallo, AL
35115

Property Address 101 Hwy 255
Montevallo, AL
35115

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 143,460



20250416000113680 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/16/2025 11:13:16 AM FILED/CERT

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 TO CLEAR TITLE

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 4/14/25

Print RANDALL LAWLEY

Unattested

Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one