

This instrument prepared by:
AMANDA FAYE BREEN
500 Office Park Drive, Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:
Brian M. Baker
33 Brasher Road
Chelsea, AL 35043

Source of Title: Instrument #2001-15224.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, pursuant to a Final Judgment of Divorce entered in Civil Action ***Baker v. Baker***, DR-2016-901563, Jefferson County, Alabama, and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **BETHANY FARRAH BAKER**, an unmarried woman (hereinafter referred to as GRANTOR), does hereby remise, release, quit claim and convey to **BRIAN M. BAKER**, (hereinafter referred to as GRANTEE), all of her right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit A.

Subject to:

1. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

TO HAVE AND TO HOLD unto said GRANTEE his heirs and assigns forever.

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIAL WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

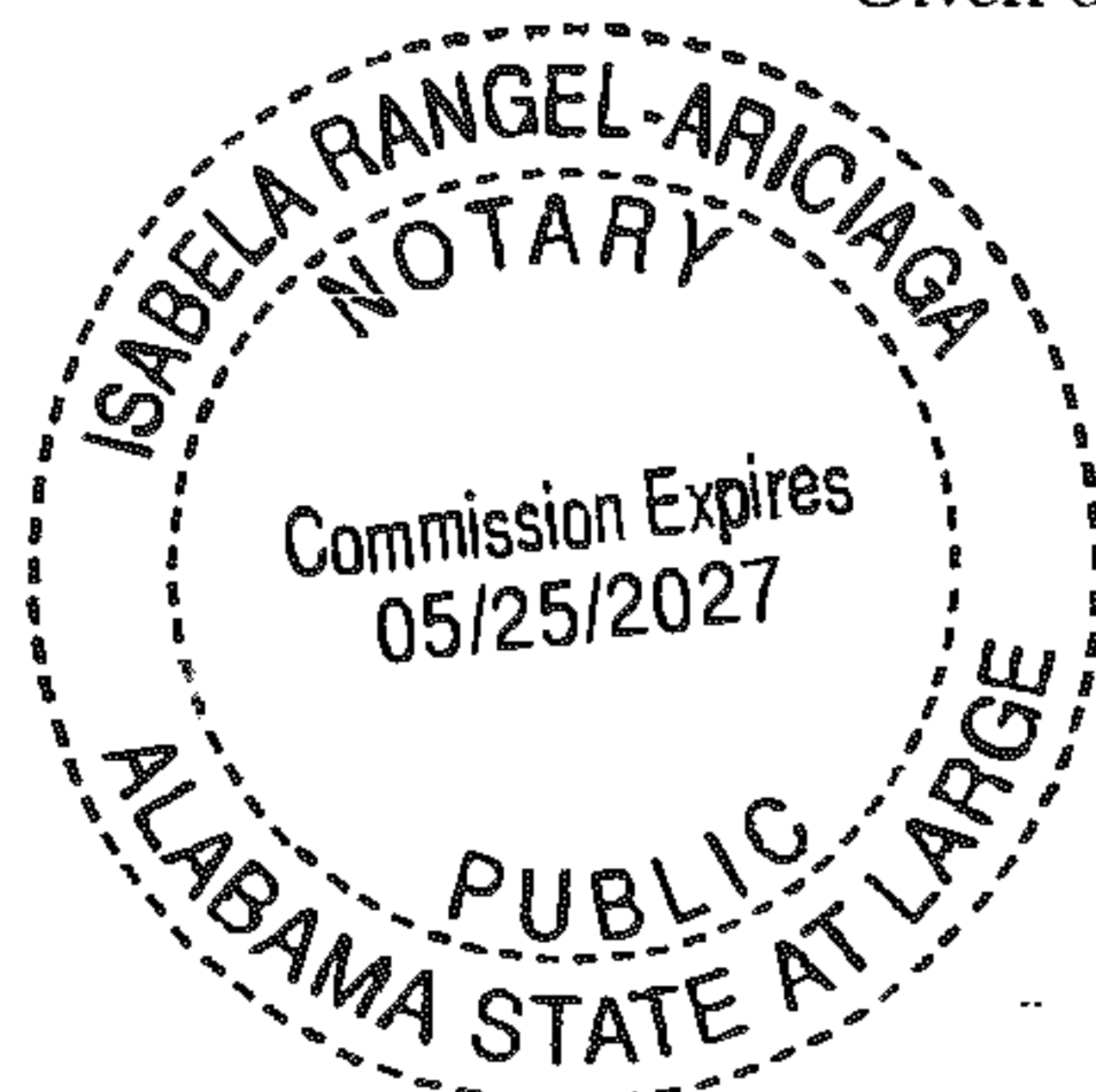
Given under my hand and seal on this the 14 day of April, 2025.


BETHANY FARRAH BAKER

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that **BETHANY FARRAH BAKER**, 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, executed the same voluntarily on the day that same bears date.

Given under my hand and office seal on this the 14th day of April, 2025.




Notary Public
My Commission Expires: 05/25/2027

EXHIBIT A

The land referred to in this Commitment is described as follows:

A strip of land in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 20, Range 2 West, more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run South 22 deg. 30 min. West a distance of 370 feet to a point which is the Southernmost corner of the Henry W. Chambers property; thence continue in the same direction to the center of the West boundary of the Ethel Morris land; thence turn an angle of 90 deg. right and run Northwesterly 200 feet for the point of beginning; thence South 22 deg. 30 min. West to the intersection of said line with the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence Easterly along the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to the Southwest corner of said Ethel Morris property; thence Northerly along the West boundary of said Morris property to the Southernmost point of said Chambers lot; thence run Northwesterly along said Chambers lot to its intersection with the South boundary of the June Bearden land; thence Westerly along said South boundary of said June Bearden lot to a point measured 200 feet perpendicular from the West boundary of said Ethel Morris property; thence South 22 deg. 30min. West to point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Commence at the NE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, and run South 22 deg. 30 min. West a distance of 370 feet to a point which the Southernmost corner of the Henry W. Chambers property; thence continue in the same direction to the center of the West boundary of the Ethel Morris land; thence turn an angle of 90 deg. right and run Northwesterly 200 feet; thence South 22 deg. 30 min. West to the intersection of said line with the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section, which is the point of beginning of the parcel herein described; thence turn an angle of 180 deg. to the left and run North 22 deg. 30min. East a distance of 100 feet; thence run East parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 100 feet; thence run Southwesterly a distance of 100 feet, more or less, to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section which is 100 feet East of the point of beginning; thence run West, along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCPET the following described parcel:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 434.32 feet to the point of beginning of the property being described; thence continue along last described course a distance of 20.0 feet to a point; thence turn 69 deg. 52 min. 28 sec. left and run Northerly a distance of 99.65 feet to a point; thence turn 69 deg. 52 min. 28 sec. right and run Easterly a distance of 200.00 feet to a point; thence turn 69 deg. 52 min. 28 sec. left and run Northerly a distance of 210.00 feet to a point; thence turn 110 deg. 07 min. 32 sec. left and run Westerly a distance of 220.00 feet to a point; thence turn 69 deg. 52 min. 28 sec. left and run Southerly a distance of 309.65 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Bethany Farrah Baker
 Mailing Address 98 Simpson Drive
Chelsea, AL 35043

Grantee's Name Brian M. Baker
 Mailing Address 98 Simpson Drive
Chelsea, AL 35043

Property Address 98 Simpson Drive
Chelsea, AL 35043

Date of Sale April 14, 2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 489,350 1/2 Value: \$244,675



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/14/2025 08:19:08 AM
 \$273.00 PAYGE
 20250514000146300

Parcel #14 1 12 0 000 010.000

Amanda Faye Breen

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 Transfer to be paid on 1/2 Assessor Mkt. Value
☐ 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 5/13/25

Print Amanda Faye Breen

☐ Unattested

Sign Amanda Faye Breen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one