THIS INSTRUMENT PREPARED BY:
JONATHAN A. ROPER
ROPER AND WILSON, LLC
111 6TH St. N.
Clanton, AL 35045

QUITCLAIM DEED

SEND TAX NOTICES TO:

6408 Huy 49 Columbiana AL 3505

STATE OF ALABAMA
-CHILTON-COUNTY
- Chilon

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and 00/100 (10.00) and other good and valuable considerations, in hand paid to Taylor Breanne Lindsey, an unmarried individual , (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, do hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto **Jason Hunter Barnes**, (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A.

Legal Description provided by Grantor(s).

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The above-recited real estate constitutes as no part of the homestead of the grantor(s) and/or their spouse(s).

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to said Grantees forever.

| IN WITNESS WHEREOF day of Minch 202 | | anto set my hand | d and seal, this | the |
|--------------------------------------|---|------------------|------------------|-----|
| | | Paylor Bre | eanne Lindsey | |
| STATE OF ALABAMA | | | | |
| COUNTY OF SHELBY |) | | | |

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Taylor Breanne Lindsey** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires: 3 - (9 - 79

EXHIBIT A - PROPERTY DESCRIPTION

The following described real estate situated in Shelby County, Alabama:

Commence at the Southwest corner of Section 12, Township 20 South, Range 1 West, thence run South 88 degrees 36 minutes 08 seconds East a distance of 3317.00 feet, more or less, to the North right of way line of Highway 49; thence run South 70 degrees 37 minutes 36 seconds East along said right of way a distance of 168.26 feet to the point of beginning; thence continue along last described course a distance of 117.28 feet; thence turn an angle of 105 degrees 51 minutes 21 seconds left and run a distance of 164.18 feet; thence turn an angle of 89 degrees 58 minutes 48 seconds left and run a distance of 86.63 feet; thence turn an angle of 78 degrees 51 minutes 10 seconds left and run a distance of 134.79 feet to the Point of Beginning.

Parcel ID: 15 1 12 0 000 019.007

Real Estate Sales Validation Form

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

| Grantor's Name Mailing Address | Taylor Breanne Lindsey 6408 Hwy 49 | Grantee's Name Mailing Address | Jason Hunter Barnes 6408 Hwy 49 | |
|--|--|---|---|--|
| | Columbiana AL 35051 | | Columbiana AL 35051 | |
| Property Address | 6408 Hwy 49 Columbiana AL 35051 | Date of Sale Total Purchase Price | | |
| | | or Actual Value | \$ 113,500.00 | |
| | | or Assessor's Market Value | \$ | |
| _ | ne) (Recordation of docum | this form can be verified in the entary evidence is not required. Appraisal Other | 9 | |
| | locument presented for reco this form is not required. | rdation contains all of the red | quired information referenced | |
| | | Instructions he name of the person or pe | rsons conveying interest | |
| Grantee's name and to property is being | | the name of the person or pe | ersons to whom interest | |
| Property address - | the physical address of the p | property being conveyed, if a | vailable. | |
| Date of Sale - the d | ate on which interest to the | property was conveyed. | | |
| | e - the total amount paid for the instrument offered for re | the purchase of the property cord. | , both real and personal, | |
| conveyed by the ins | | This may be evidenced by an | both real and personal, being a ppraisal conducted by a | |
| excluding current us responsibility of value | se valuation, of the property | | | |
| accurate. I further u | • | tements claimed on this form | d in this document is true and may result in the imposition | |
| Date 03/05/2025 | | Print Jonathan Roper | tange. | |
| Unattested | | Sign Sign | | |
| | (verified by) | (Grantor/Grantee | e/Owner/Agent) circle one Form RT-1 | |



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2025 09:27:08 AM
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