



20250606000174750 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/06/2025 03:12:03 PM FILED/CERT

Send tax notices and after recording mail to:

9213 Highway 41 South
Leeds, Alabama 35094

Prepared By:

Gregory Varner & Associates
Post Office Box 338
Ashland, Alabama 36251

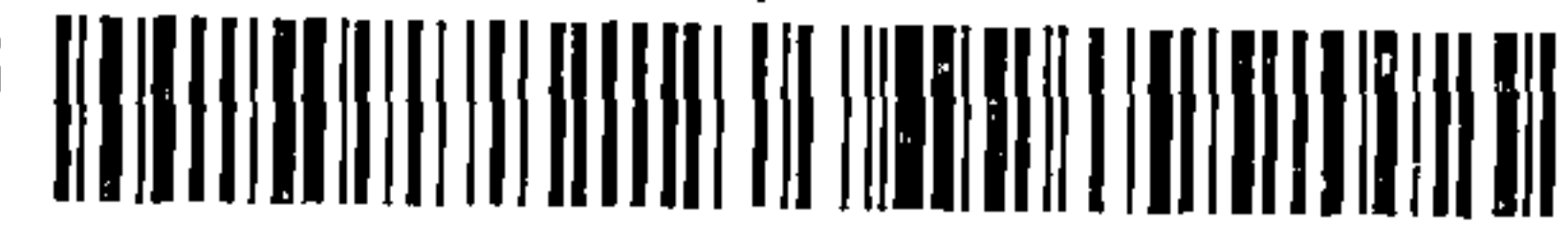
QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **DAVID J. ALLEN, and spouse, DEBORAH V. ALLEN** (the "Grantors"), for and in consideration of Ten Dollars and No/100 (\$10.00) in hand and other good and valuable consideration paid by **DAVID J. ALLEN** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, hereby remise, quitclaim, grant, sell, and convey unto the Grantee **in fee simple**, together with every contingent remainder and right of reversion, the following described real property situated in **Shelby County, Alabama**, to wit:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" RAILROAD RAIL BEING THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN N 00°05'08" E FOR A DISTANCE OF 99.24' TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 89°54'51" W FOR A DISTANCE OF 362.12' TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE RUN N 00°01'55" E FOR A DISTANCE OF 554.32' TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE RUN N 89°41'46" E FOR A DISTANCE OF 152.85' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 00°01'55" W FOR A DISTANCE OF 209.00' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 89°32'10" E FOR A DISTANCE OF 209.70' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 89°46'30" E FOR A DISTANCE OF 122.61' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE WESTERLY RIGHT OF WAY OF DUNNAVANT VALLEY ROAD (80' R.O.W.); THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING TWO (2) CALLS: RUN S 04°22'40" W FOR A DISTANCE OF 337.73' TO A FOUND CONCRETE MONUMENT; THENCE RUN S 04°46'49" W FOR A DISTANCE OF 10.38' TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE LEAVING SAID WESTERLY RIGHT OF WAY, RUN S 89°35'46" W FOR A DISTANCE OF 96.58' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.49 ACRES, MORE OR LESS.



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The above described property is part of the Grantors' homestead.

The total property herein being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

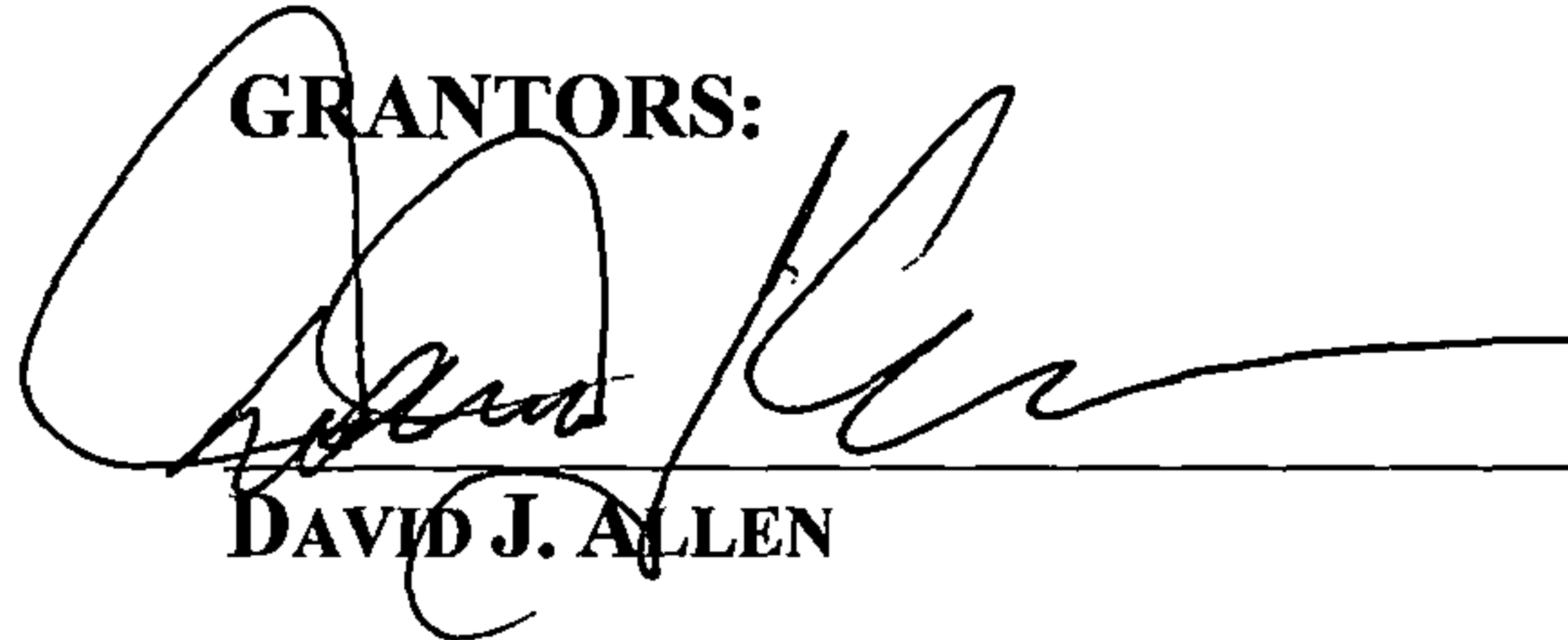
The conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above-described property.

No title work was performed or requested, and the scrivener makes no warranty and expresses no opinion as to the Grantors' title, or lack thereof.

TO HAVE AND TO HOLD unto said Grantee and his or her heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, set their signatures and seals hereunto on this 6 day of June, 2025.

GRANTORS:



DAVID J. ALLEN

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **DAVID J. ALLEN**, 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 said conveyance, he or she executed the same voluntarily on the day the same bears date.

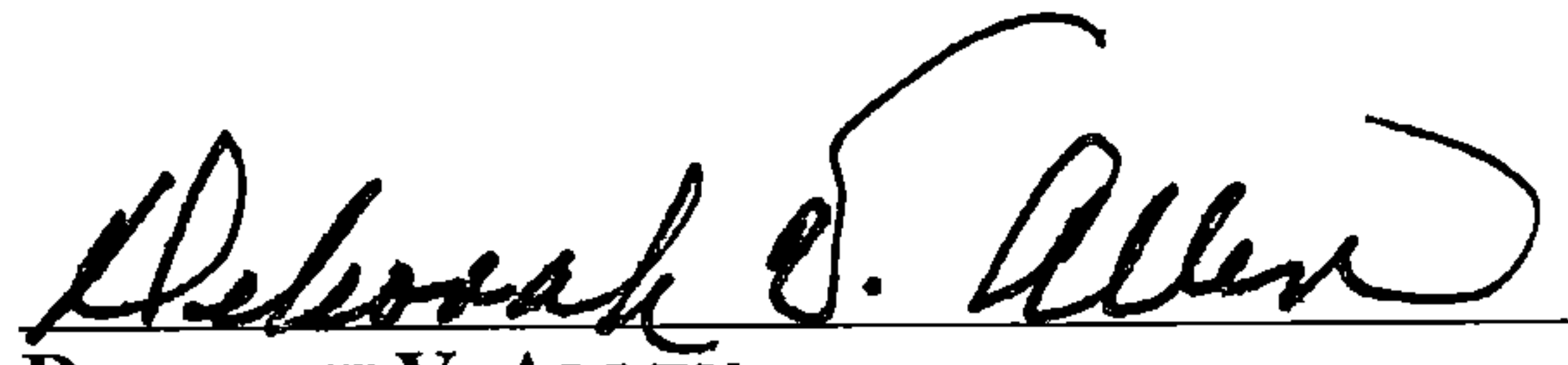
Given under my hand this the 6 day of June, 2025.

(NOTARY SEAL)



Notary Public
My Commission Expires: 3/31/27

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027

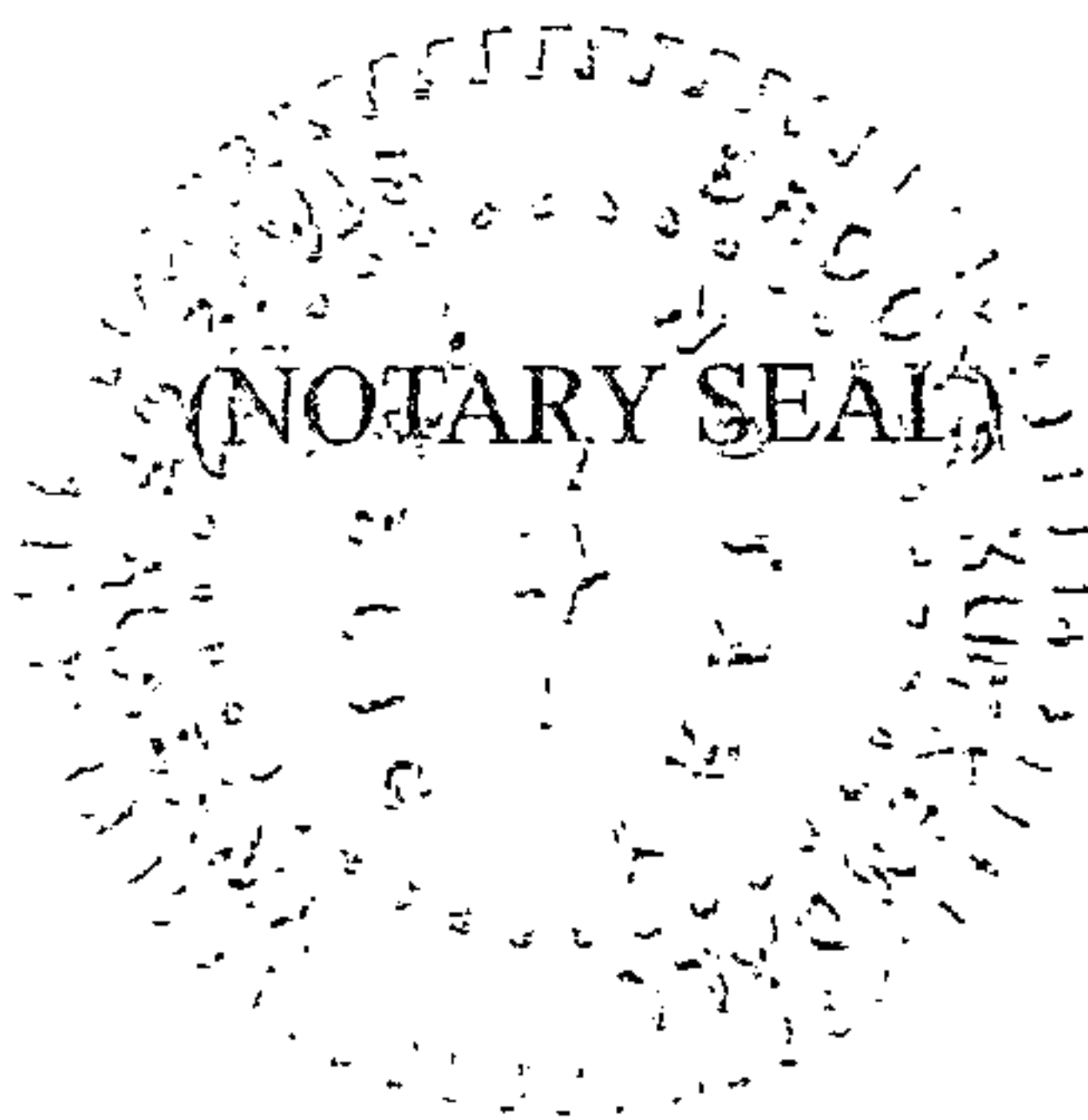

DEBORAH V. ALLEN

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **DEBORAH V. ALLEN**, 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 said conveyance, he or she executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of June, 2025.





Notary Public
My Commission Expires: 3/31/27

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027

Real Estate Sales Validation Form

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

Grantor's Name DAVID & DEBORAH ALLEN
Mailing Address 9213 HWY 41 SOUTH
LEBBS AL 35094

Grantee's Name DAVID ALLEN
Mailing Address 9213 HWY 41 SOUTH
LEBBS AL 35094

Property Address 9213 HWY 41 SOUTH
LEBBS AL 35094

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 259,170

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

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

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 _____

Unattested

(verified by)

Print DAVID ALLEN
Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

