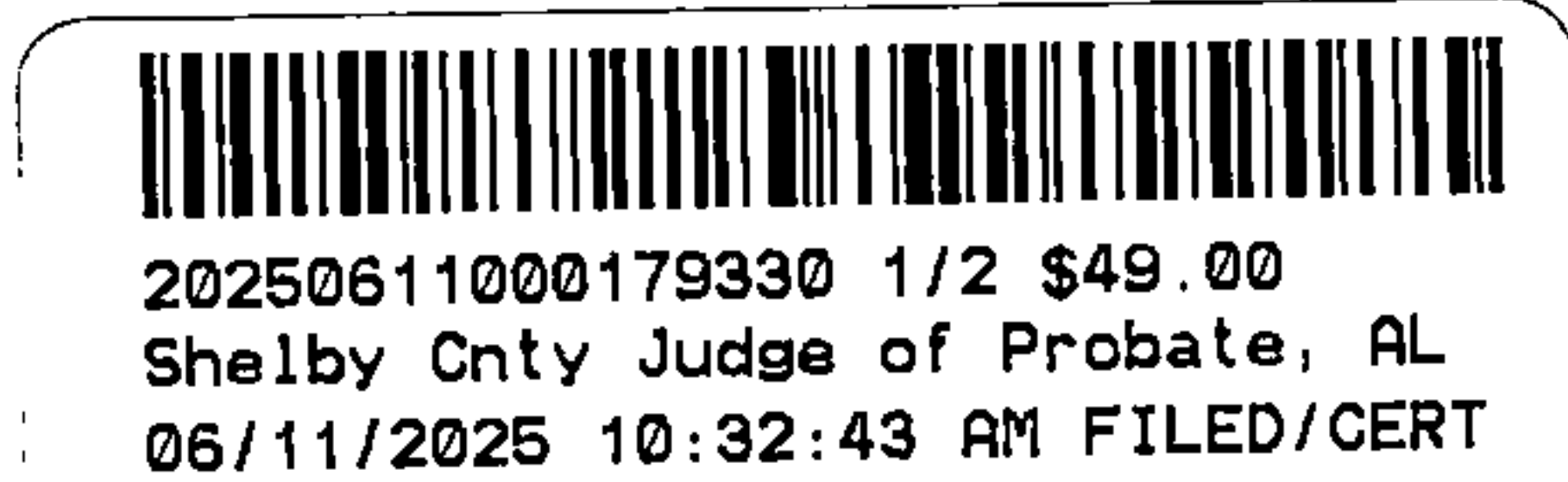


THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, PETELOS, WATKINS,
OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
James H. Bailey, Jr.
Kathy Rice
10080 Highway 55
Sterrett, Alabama 35147



STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty-Four Thousand and 00/100 (\$24,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Eljay Properties, LLC by its authorized representative Lonnie Judson Polk**, whose address is 1100 Twin Pines Road, Sterrett, Alabama 35147, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby release, remise, quit claim and convey unto the GRANTEES, **James H. Bailey, Jr. and Kathy Rice**, whose address is 10080 Highway 55, Sterrett, Alabama 35147 (hereinafter referred to as GRANTEES), all right, title and interest in and to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

115 Hwy 469, Sterrett, Alabama 35147

BEG S COR BLK B CRUMES MAP OF STERRETT BK 11 P 332 TH SW 60'SE 175'(S) E
125' n 355' TH SW 280'(S) TO POB

Parcel Number: 05 4 19 3 001 033.000

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants with right of survivorship, forever.

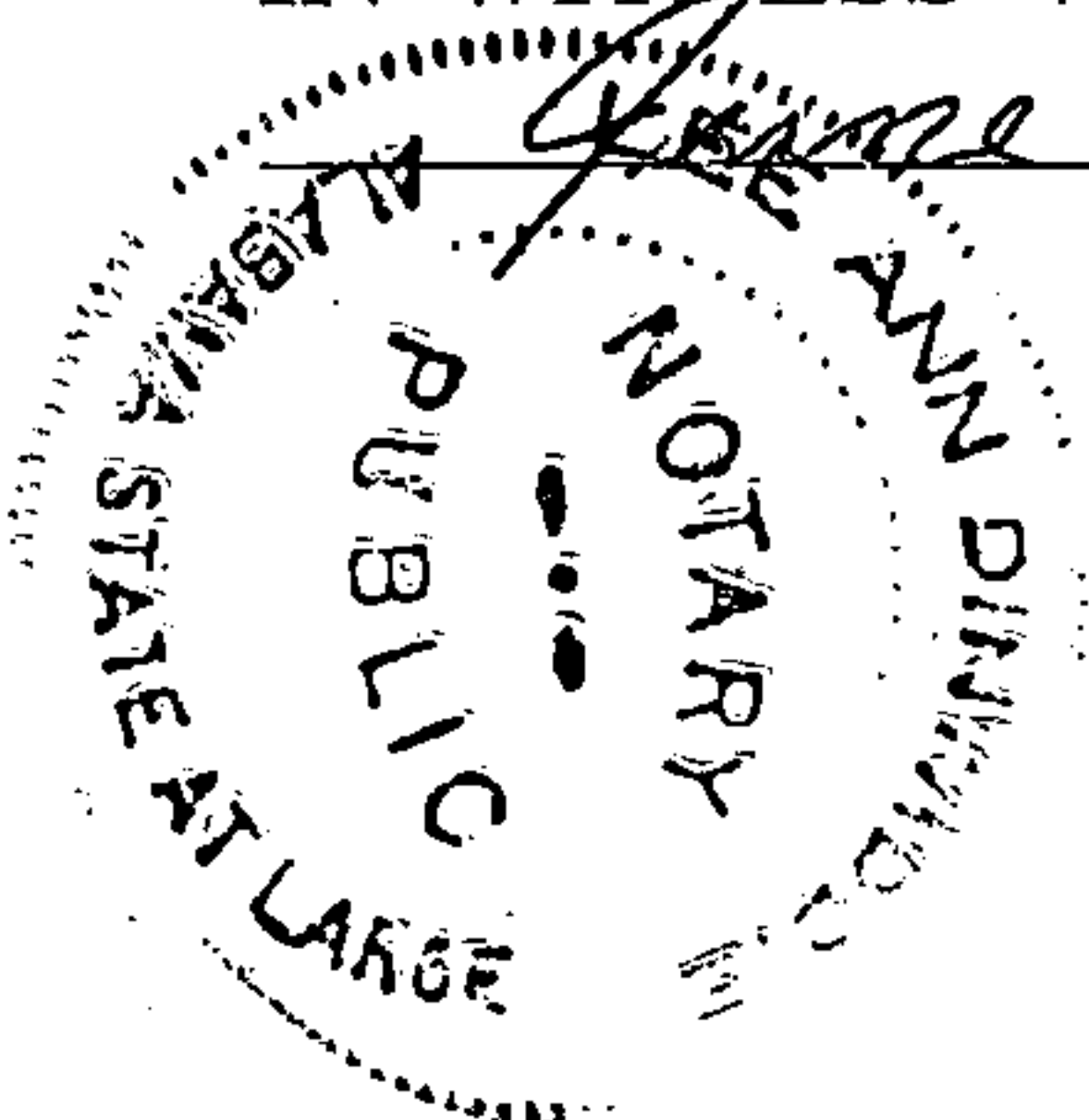
IN WITNESS WHEREOF, said GRANTOR, **Eljay Properties, LLC by its owner Lonnie Judson Polk**, has hereunto set his hand and seal this the _____ day of _____, 2025.

Eljay Properties, LLC by its authorized
representative Lonnie Judson Polk

STATE OF ALABAMA)
COUNTY OF SHELBY)

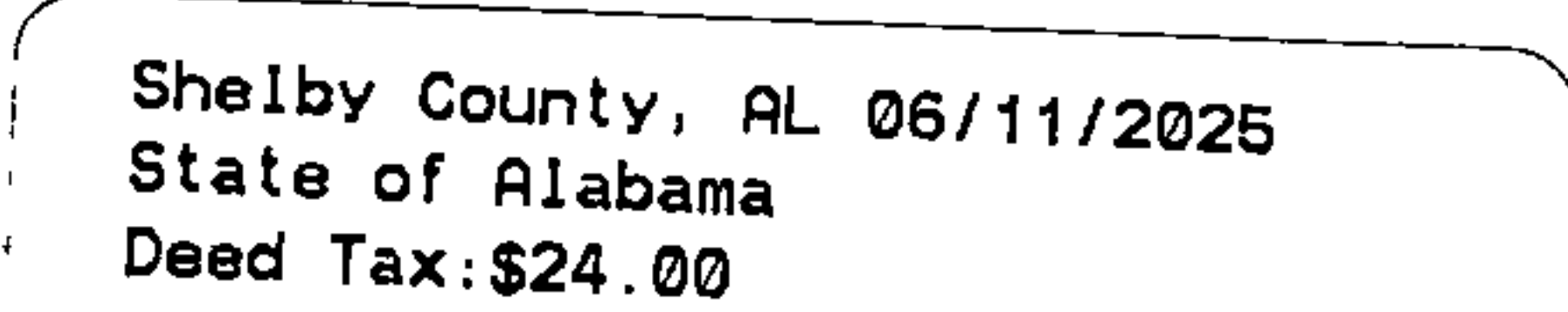
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Eljay Properties, LLC by its authorized representative Lonnie Judson Polk**, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of June, 2025.



K.R

NOTARY PUBLIC
My Commission Expires: 8/1/28



Real Estate Sales Validation Form

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

Grantor's Name Eljay Properties, LLC
Mailing Address Lonnie Judson Polk
1100 Twin Pines Road
Sterrett, Alabama 35147

Grantee's Name James H. Bailey and Kathy Rice
Mailing Address 10080 Highway 55
Sterrett, Alabama 35147

Property Address 115 Highway 469
Sterrett, Alabama 35147

Date of Sale June 5, 2025
Total Purchase Price \$ 24,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20250611000179330 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/11/2025 10:32:43 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

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 6/5/2025

Print

Jud Polk

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1