

This instrument was provided by:

After recording, return to:
Louise Beasley
20203 Highway 25
Columbiana, AL 35051

Gladys Beasley 20203 Hwy 25 Columbiana AL 35051
STATE OF ALABAMA,
COUNTY OF SHELBY



20250801000235570 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/01/2025 03:23:54 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **THREE THOUSAND DOLLARS AND ZERO CENTS (\$3,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Gladys L. Beasley a single woman and Kyler A. Beasley a single man** hereby remises, releases, quit claims, grants, sells, and conveys to **Kyler A. Beasley** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

All my interest in unto the following described property:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 224.96 feet; thence turn a deflection angle of 42 degrees 16 minutes 15 seconds to the left and run a distance of 527.50 feet, to the center of Alabama Power Company Transmission line right-of-way and the point of beginning; thence continue in the same direction a distance of 226.41 feet, to the Northwest right-of-way of Alabama State Highway No. 25; thence turn a deflection angle of 90 degrees 24 minutes 07 seconds to the left, to the Tangent of a right-of-way curve, and run along said right-of-way curve a chord distance of 266.18 feet; thence turn a deflection angle of 96 degrees 18 minutes 07 seconds to the left and run a distance of 207.79 feet; thence turn a deflection angle of 79 degrees 00 minutes 00 seconds to the left and run a distance of 242.60 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 1.25 acres.

I Kyler A. Beasley give Louise Beasley the reserve life estate of this deed.

Also know as 20203 Highway 25 Columbiana AL 3551

NONE of the above considerations was paid from a mortgage.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 1 day of July 2025.

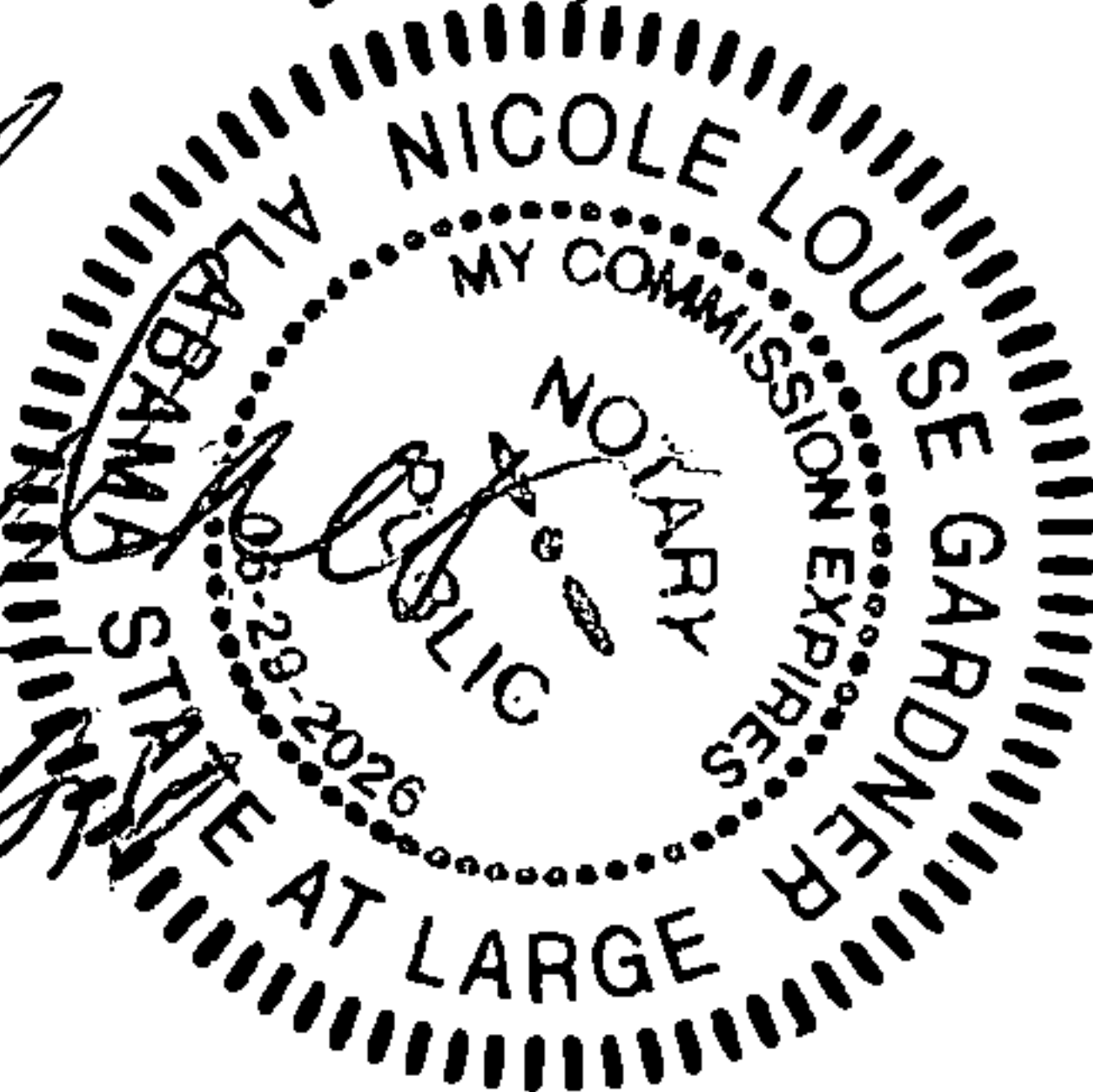
Gladys L. Beasley
Gladys L. Beasley

STATE OF ALABAMA
COUNTY OF SHELBY

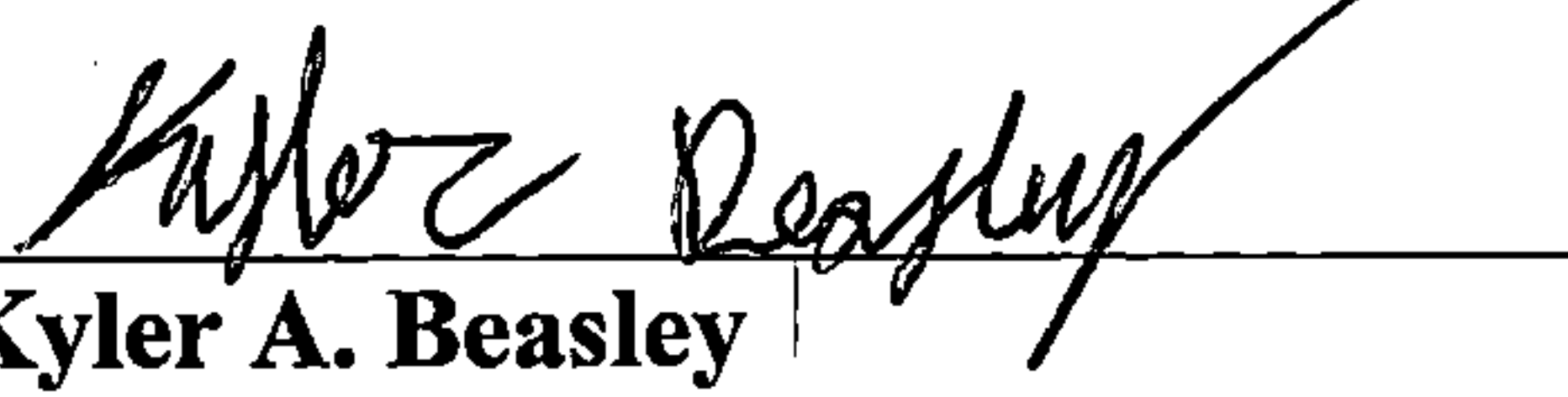
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gladys L. Beasley**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July 2025.

Nicole Louise Gardner
Notary Public
My Commission Expires: 10-21-2026



Shelby County, AL 08/01/2025
State of Alabama
Deed Tax: \$3.00


Kyler A. Beasley

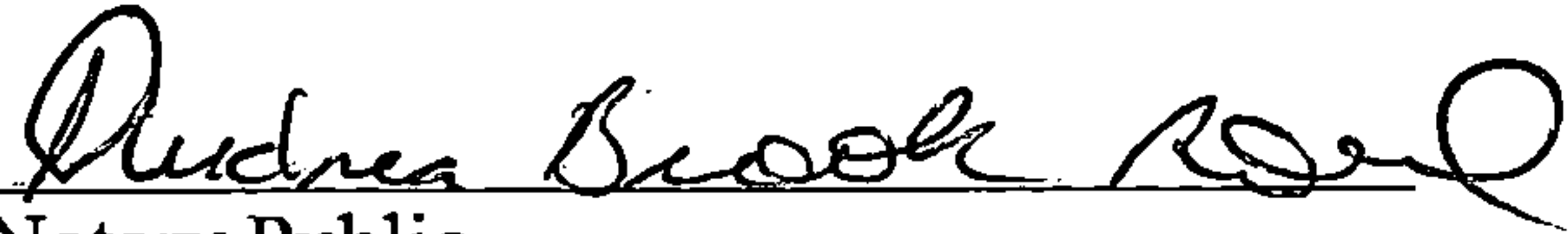
STATE OF ALABAMA
COUNTY OF SHELBY



20250801000235570 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/01/2025 03:23:54 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kyler A. Beasley**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July 2025.


Notary Public
My Commission Expires:

Andrea Brook Roland
Notary Public, Alabama State
at Large
My Commission Expires
04/09/2028

Real Estate Sales Validation Form

20250801000235570 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/01/2025 03:23:54 PM FILED/CERT

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

Grantor's Name Gladys Beasley
Mailing Address 100 Johnson St
Columbiana AL
35051

Grantee's Name Kyle Beasley
Mailing Address 20203 Hwy 25
Columbiana AL
35051

Property Address 20203 Hwy 25
Columbiana AL
35051

Date of Sale _____
Total Purchase Price \$ 3000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 7-1-25

Print Gladys Beasley
Sign Gladys Beasley
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)