

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



20250807000241610 1/4 \$60.50
Shelby Cnty Judge of Probate, AL
08/07/2025 04:09:06 PM FILED/CERT

QUITCLAIM DEED

SEND TAX NOTICES TO:

Torie and Ricky Nix

584 Chelsea Rd Columbiana, AL
35051

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable considerations, in hand paid to Stacy Garrett, a married individual, (hereinafter called the GRANTOR) the receipt whereof is hereby acknowledged, the Grantor, do hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto Torie Rinehart Nix and Ricky Lee Nix, as joint tenants with right of survivorship, (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:

Parcel 2 - Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence N89°34'05"E a distance of 1108.56' to the Easterly R.O.W. line of Chelsea Road; thence N88°49'04"E and leaving said R.O.W. line a distance of 249.08'; thence S01°51'38"W a distance of 198.07' to the POINT OF BEGINNING; thence continue S01°51'38"W a distance of 483.07' to the Easterly R.O.W. line of Chelsea Road and a curve to the right, having a radius of having a radius of 9960.00', subtended by a chord bearing of N20°54'46"W, and a chord distance of 82.11'; thence along the arc of said curve and along said R.O.W. line a distance of 82.11'; thence N18°06'54"W and along said R.O.W. line a distance of 425.23'; thence N88°49'04"E and leaving said R.O.W. line a distance of 176.65' to the POINT OF BEGINNING. Said Parcel containing 1.00 acres, more or less.

Legal Description provided by Grantor(s).

Shelby County, AL 08/07/2025
State of Alabama
Deed Tax: \$29.50



20250807000241610 2/4 \$60.50
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This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

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, I have, hereunto set my hand and seal, this the 7th day of August, 2025.

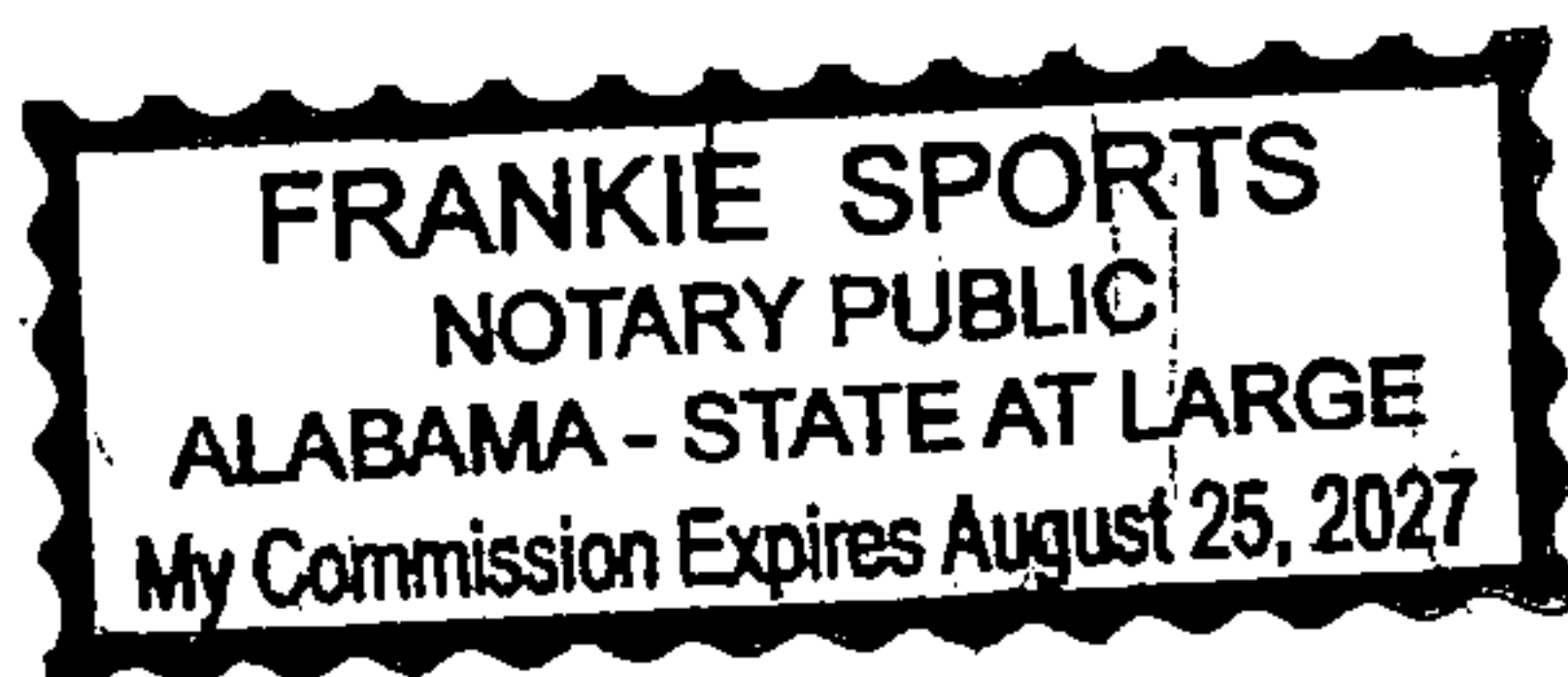
Stacy Garrett
STACY GARRETT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Stacy Garrett** 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 7th day of August, 2025.



Frankie Sports
NOTARY PUBLIC
My Commission Expires: 8/25/2027



N 89°34'05" E 1108.56

1287.78'

NW CORNER
SEC. 23, T-21S, R-11W
SHELBY COUNTY, AL
CONCRETE MONUMENT

I, Rodney Shiffett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

Parcel 1. — Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 21 South, Shelby County, Alabama; thence N89°34'05"E a distance of 1108.56' to the Easterly R.O.W. line of Chelise Road and the POINT OF BEGINNING; thence N88°49'04"E and leaving said R.O.W. line a distance of 249.08'; thence S01°51'38"W a distance of 198.07'; thence S89°34'05"W a distance of 176.65' to the Easterly R.O.W. line of Chelise Road; thence N18°06'54"W and along said R.O.W. line a distance of 105.92', to a curve to the left, having a radius of 6260.00', subtended by a chord bearing of N19°02'11"W, and a chord distance of 101.34'; thence along the arc of said curve and along said R.O.W. line a distance of 101.35' to the POINT OF BEGINNING. Said Parcel containing 0.96 acres, more or less.

Parcel 2 - Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 23, Township 21 South, Shelby County, Alabama; thence N89°34'05"E a distance of 1108.56' to the Easterly R.O.W. line of Chaisea Road; thence N88°49'04"E and leaving said R.O.W. line a distance of 249.08'; thence S01°51'38"W a distance of 198.07' to the POINT OF BEGINNING; thence continue S01°51'38"W a distance of 483.07' to the Easterly R.O.W. line of Chaisea Road and a curve to the right, having a radius of having a radius of 9960.00', subtended by a chord bearing of N20°54'46"W, and a chord distance of 82.11'; thence along the arc of said curve and along said R.O.W. line a distance of 82.11'; thence N18°06'54"E and along said R.O.W. line a distance of 425.23'; thence N88°49'04"E and leaving said R.O.W. line a distance of 176.65' to the POINT OF BEGINNING. Said Parcel containing 1.00 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0430 E, (panel not printed) Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE: This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of June 12, 2025

Rodney Shiflett Al. Reg. #217844

SEAL

A circular professional seal for Rodney Y. Shelett, a Professional Land Surveyor in Alabama. The seal features a double-lined circular border. Between the lines, the text "ALABAMA" is curved along the top right, "LICENSED" is curved along the bottom right, and "RODNEY Y. SHELETT" is curved along the bottom left. In the center of the seal, the text "PROFESSIONAL" is at the top, "LAND" is in the middle, and "No. 21784" is at the bottom. Two five-pointed stars are positioned on the left and right sides, separating the central text from the outer border.

LEGEND

	1/2" REBAR SET
	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
	NOT TO SCALE
CO ₂	UTILITY POLE
E	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
	COVERED DECK/PORCH
	DECK/PORCH

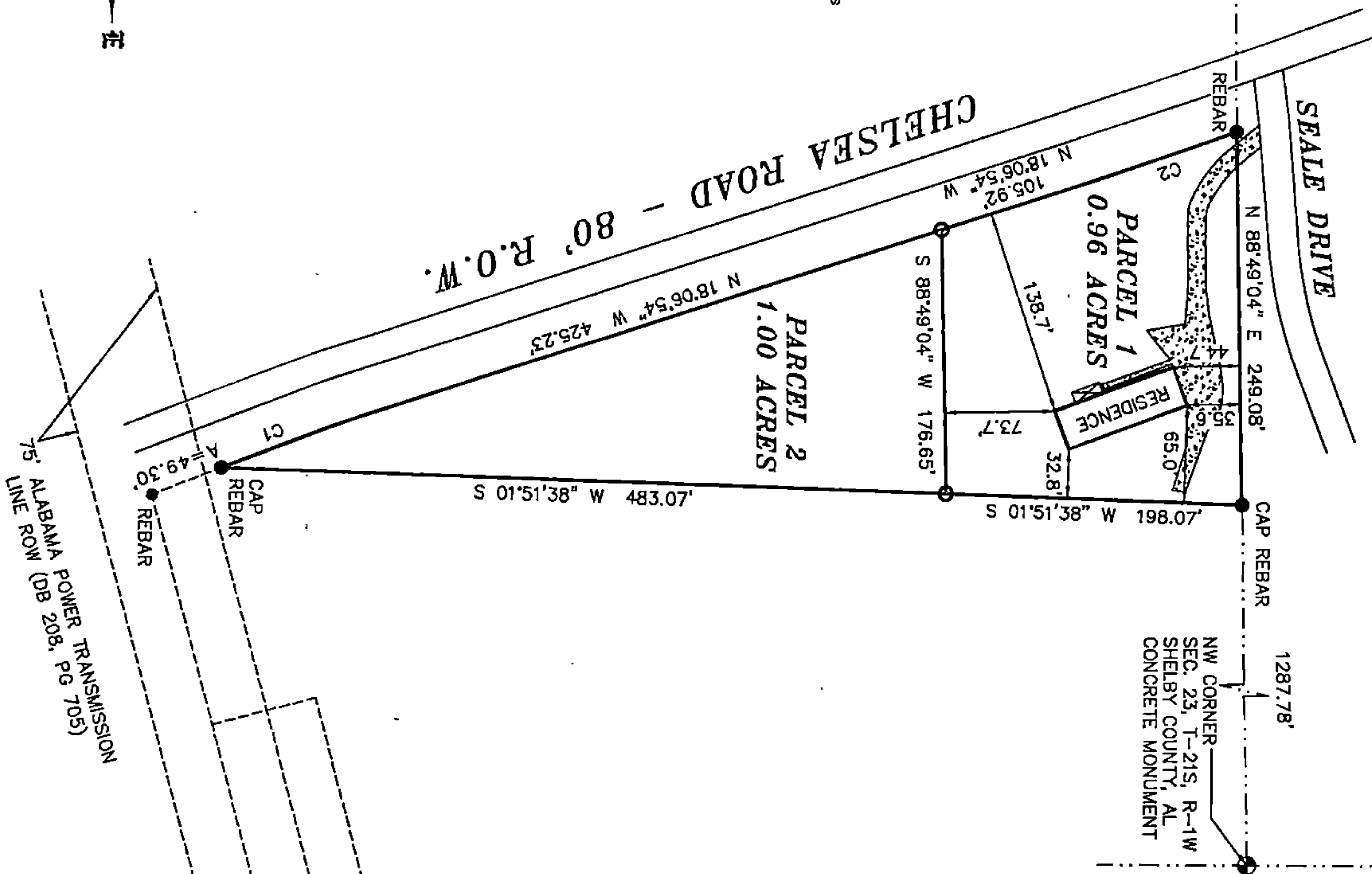
JOB NO. 25263 DIVIDE

DATE 6/12/25 DATE OF FIELD SURVEY 5/14/25
ADDRESS 30 Seale Drive SCALE 1" = 100' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFFETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.11'	9960.00' N 20°54'46" W	82.11'	
C2	101.35'	6260.00' N 19°02'11" W	101.34'	



Real Estate Sales Validation Form



20250807000241610 4/4 \$60.50
Shelby Cnty Judge of Probate, AL
08/07/2025 04:09:06 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name
Mailing Address

Stacy Garrett
130 Seale Drive
Columbiana, AL
35051

Grantee's Name
Mailing Address

Torie and Ricky Nix
584 Chelsea Road
Columbiana, AL
35051

Property Address

ac erage

Date of Sale

08/07/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

29,095.00

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 08/07/25

Print

Torie Nix

Sign

Torie Nix

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1