

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Anthony Ellison, a single man** hereby remises, releases, quit claims, grants, sells, and conveys to **Clay Donaldson and Ashely Donaldson, as joint tenants with right of survivorship** (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:

PARCEL III:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:
Commence at the NE corner of the S 1/2 of the SE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 89 degrees 13 minutes 32 seconds East, a distance of 40.81 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 97.14 feet; thence South 39 degrees 37 minutes 41 seconds West, a distance of 55.73 feet; thence North 54 degrees 18 minutes 32 seconds West, a distance of 75.82 feet to the POINT OF BEGINNING.

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


Given under my hand and seal, this 11th day of August, 2025.


Anthony Ellison

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Anthony Ellison**, 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 11th day of August, 2025.


Notary Public
My Commission Expires: 8/19/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2025 03:28:57 PM
\$30.00 JOANN
20250819000255110

Allie S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Anthony Ellison
Mailing Address 18701 Hwy 145
Shelby AL
35143

Grantee's Name Mary Donaldson
Mailing Address 245 Johnson Dr
Cropwell AL 35054

Property Address 18701 Hwy 145
Shelby AL
35143

Date of Sale 8-11-2025
Total Purchase Price \$ 5,000.00
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 8-11-2025

Print Mike T. Johnson

Unattested

Sign Mike T. Johnson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)