

20250829000266870 1/6 \$39.00  
Shelby Cnty Judge of Probate, AL  
08/29/2025 10:32:37 AM FILED/CERT

This instrument prepared by:

Send tax notice to:

ELLIS, HEAD, OWENS, JUSTICE & KILGORE  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

Ms. Donna M. Lovelady  
4474 Highway 26  
Columbiana, Alabama 35051

### QUIT CLAIM DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to the undersigned Grantors, the receipt whereof is hereby acknowledged, the said undersigned, **JAMES C. MCQUEEN**, a married man, **CHRISTOPHER D. CREAMER**, a married man, and **HALEY L. CREAMER**, an unmarried woman (herein referred to as Grantors), hereby remise, release, quit claim, grant, sell, and convey unto **DONNA M. LOVELADY** (herein referred to as Grantee), all our right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1:

Begin at the SW Corner of the SE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence N 88 deg-11'-10" E along the southerly line of said 1/4-1/4 section a distance of 710.18'; thence N 5 deg-04'-42" E a distance of 1328.70'; thence N 17 deg-30'-55" W a distance of 217.47'; thence N 63 deg-25'-54" E a distance of 212.10'; thence N 56 deg-01'-20" W a distance of 185.37'; thence N 12 deg-07'-40" W a distance of 86.67'; thence S 84 deg.-47'-40" W a distance of 91.67' to a point on the easterly boundary of Lot 17 of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate, Shelby County, Alabama; thence S 4 deg-30'51" E along said boundary a distance of 462.02'; thence S 88 deg-03'-51" W along the southerly boundary of said lot a distance of 825.15'; thence S 4 deg-28'-47" E along the easterly boundary of said lot a distance of 333.50'; thence S 4 deg-10'-49" E along the easterly boundary of Lot 14 of said subdivision a distance of 1010.02' to the Point

of Beginning. Said parcel contains 26.50 acres, more or less. According to survey dated February 15, 1995, of Robert C. Farmer, P.L.S. Al. Reg. No. 14720.

Less and except:



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Commence at the SE Corner of Section 14, Township 21 South, Range 21 West, Shelby County, Alabama, said point also being the SE Corner of Lot 2 of McQueen Estates, as recorded in Map Book 46, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama; thence N 04° 17' 59" W a distance of 2086.78' to the Southerly R.O.W. line of Shelby County Highway 26 and the NE Corner of above said Lot 2 of McQueen Estates; thence S 85° 49' 31" W and along said R.O.W. line a distance of 216.42', to a curve to the right, having a radius of 994.99', subtended by a chord bearing of S 87° 00' 58" , and a chord distance of 34.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 34.33' to the NW Corner of Lot 1 of above said McQueen Estates; to a compound curve to the right, having a radius of 995.00', subtended by a chord bearing of N 89° 34' 16" W, and a chord distance of 77.92'; thence along the arc of said curve and along said R.O.W. line for a distance of 77.94' to a point, to a compound curve to the right, having a radius of 995.00', subtended by a chord bearing of N 82° 51' 54" W, and a chord distance of 152.86'; thence along the arc of said curve and along said R.O.W. line for a distance of 153.01'; thence N 78° 18' 17" W and along said R.O.W. line a distance of 14.63'; thence S 06° 29' 27" E and leaving said R.O.W. line a distance of 104.04'; thence S 04° 31' 15" E a distance of 196.28 to the Point of Beginning; thence continue and along said same course for a distance of 86.21'; thence N 84° 49' 22" E a distance of 103.02'; thence N 12° 02' 57" W a distance of 86.83'; thence turn left and proceed in a westerly direction to the Point of Beginning. According to survey dated August 16, 2024, of Rodney Shiflett, Al. Reg. No. 21784.

Also conveyed:

A portion of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, more particularly described as follows: Begin at the NE





corner of the South half of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, and run Westerly along the North side of said South half for 326.5 feet; thence turn angle of 71 deg. 05 min. 30 sec. to the left and run 205.34 feet; thence turn an angle of 11 deg. 28 min. 30 sec. to the left and run 283.52 feet to the point of beginning; thence turn an angle of 21 deg. 27 min. to the left and run 217.00 feet; thence turn an angle of 99 deg. 00 min. to the left and run 212.14 feet; then turn an angle of 81 deg. 00 min. to the left and run 217.00 feet; then turn an angle of 99 deg. 00 min. to the left and run 212.14 feet back to the point of beginning. The above described parcel contains 1.04 acres. Situated in Shelby County, Alabama.

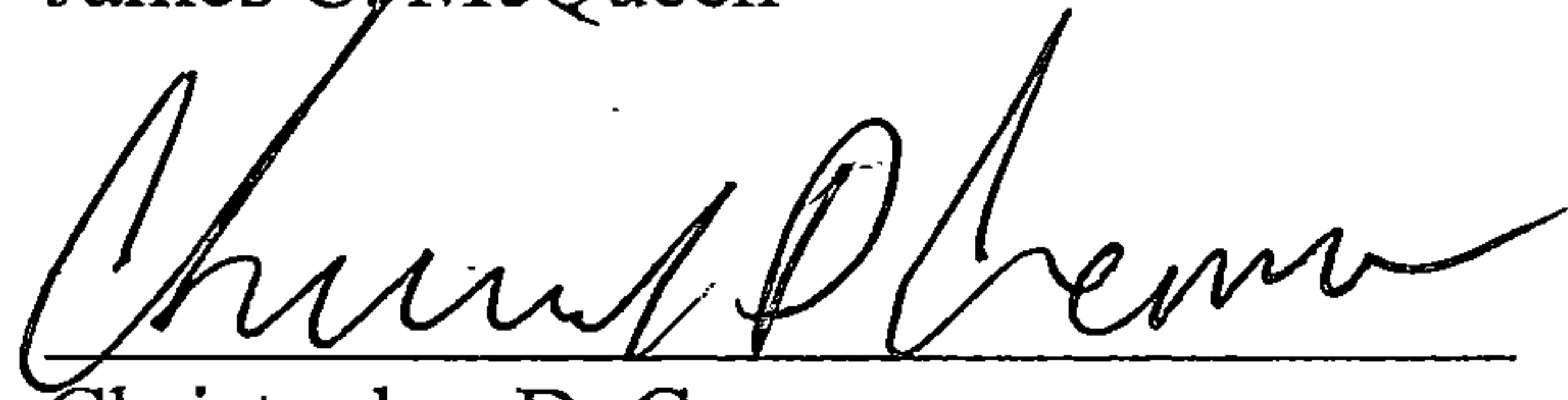
The Grantors and Grantee are the devisees and heirs at law of Billie Jean McQueen, deceased, whose Last Will and Testament was admitted to probate by the Probate Court of Shelby County, Alabama, in the Estate of Billie Jean McQueen, deceased, in Probate Case No. PR-2023-000986.

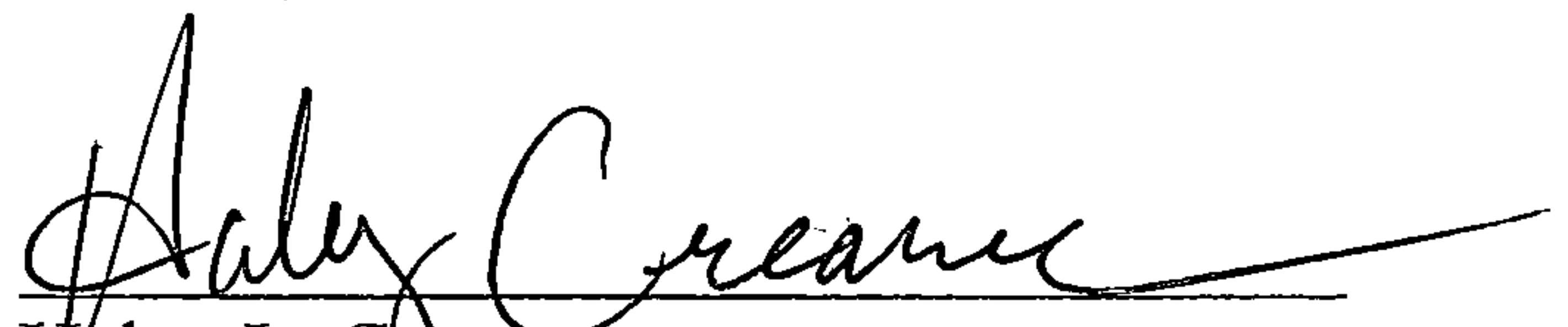
The purpose of this deed is to clear title.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30  
day of July, 2025.

  
James C. McQueen

  
Christopher D. Creamer

  
Haley L. Creamer

STATE OF KENTUCKY )  
Martin COUNTY )

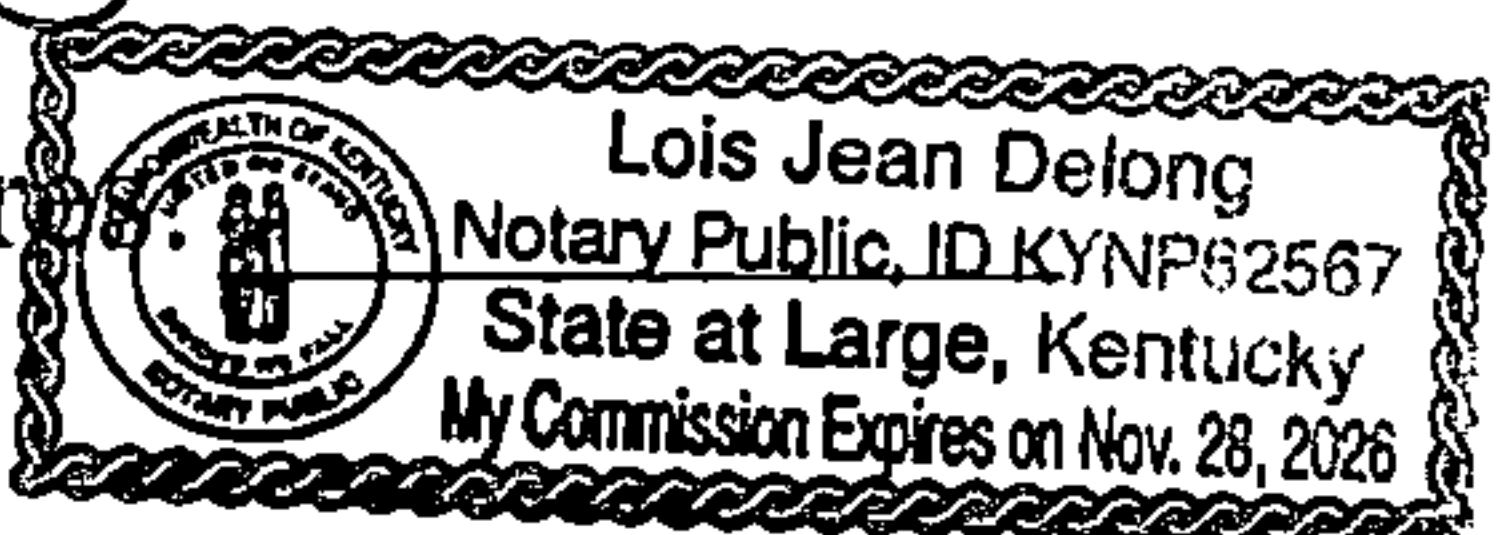
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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that James C. McQueen, a married man, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July, 2025.

Lois Delong

Notary Public  
My Commission Expires



STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Christopher D. Creamer, a married man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of Aug., 2025.

K. M. Foster

Notary Public  
My Commission Expires: 1-4-2027

STATE OF ALABAMA )  
SHELBY COUNTY )



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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Haley L. Creamer, a married woman, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of August, 2025.

Kari M. Foster

Notary Public

My Commission Expires: 1-4-2027



# Real Estate Sales Validation Form

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

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Grantor's Name James W. McQueen, et al.  
Mailing Address 259 Preston Lane  
Louisa, Kentucky 41230

Grantee's Name Donna M. Lovelady  
Mailing Address 4474 Highway 26  
Columbiana, Alabama 35051

Property Address 4474 Highway 26  
Columbiana, Alabama 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 182,850 x 2/3 = \$121,900.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other The purpose of this deed is to clear title.  
☐ Closing Statement

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 8-22-2025 Print Donna M Lovelady  
☐ Unattested Kim M. Fales Sign Donna M Lovelady  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1