



20250912000275680 1/5 \$369.50
Shelby Cnty Judge of Probate, AL
09/12/2025 10:18:17 AM FILED/CERT

PREPARED BY:

Candace Woods
129 Shady Circle
Alabaster, Alabama
35007

RETURN TO:

Candace Woods
129 Shady Circle
Alabaster, Alabama
35007

ASSESSOR'S PARCEL NUMBER:

23 5 22 0 001 052.001

Blank Space Above Line Reserved For Recorder's Use

ALABAMA QUITCLAIM DEED

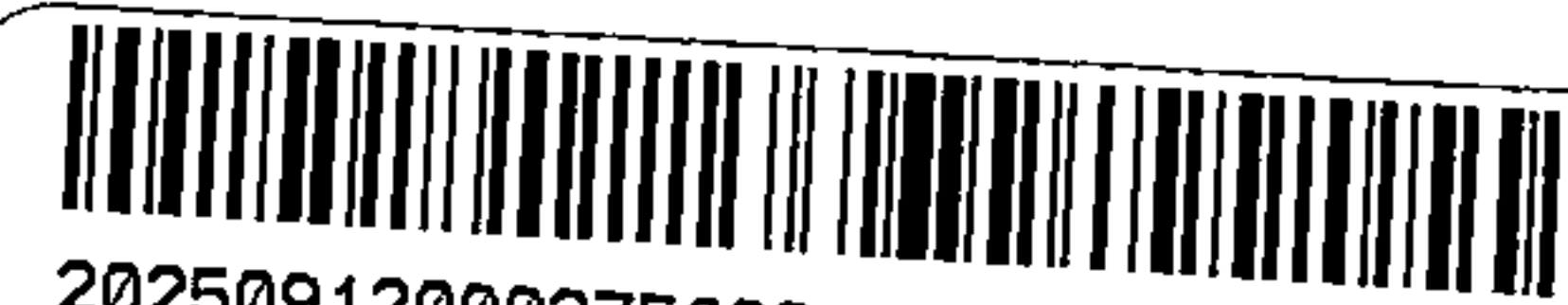
COVER PAGE

DATE: September 12 2025

PROPERTY ADDRESS: 129 Shady Circle , Alabaster, Alabama, 35007

GRANTOR: Judy D Sellers

Shelby County, AL 09/12/2025
State of Alabama
Deed Tax: \$335.50



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ALABAMA QUITCLAIM DEED

State of Alabama

County of Shelby

THIS QUITCLAIM DEED, dated September 12 2025, is made by and between the Grantor, identified as follows:

Name: **Judy D Sellers**

Address: 121 Shady Circle, Alabaster, Alabama, 35007

Marital Status: Widowed

AND the Grantee, identified as follows:

Name: **Candace S Woods**

Address: 129 Shady Circle , Alabaster, Alabama, 35007

Marital Status: Married

Legal description of the property:

BEG SE COR NE1/4 W75 TO POB W208.47 N199.03 W203.72 N121.22 NE177 E193.88 N235.54 E60(S) S315.9 SE92.18 SW110 SE220 TO POB LESS: COM SE COR SE1/4 NE1/4 W80.63 NW240 TO N ROW OF AN ACCESS RD & POB; SW ALG ROW 96 NW115.5 NE150 TO W ROW SD ACCESS RD SLY ALG ROW 155.5 SW54 TO POB.

Commonly known as: 129 Shady Circle , Alabaster, Alabama, 35007.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does remise, release, and quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

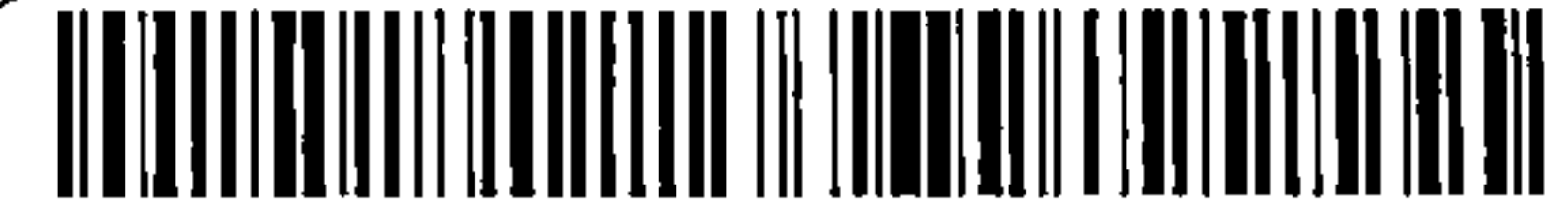
TO HAVE AND TO HOLD the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.



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Signature: Judy D. Sellers
Print Name: Judy D Sellers



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NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)

) ss.

County of Shelby)

On this 12 day of September, 2025, before me,
Stacey Morris Bailey, personally appeared,

Judy D. Sellers, who

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

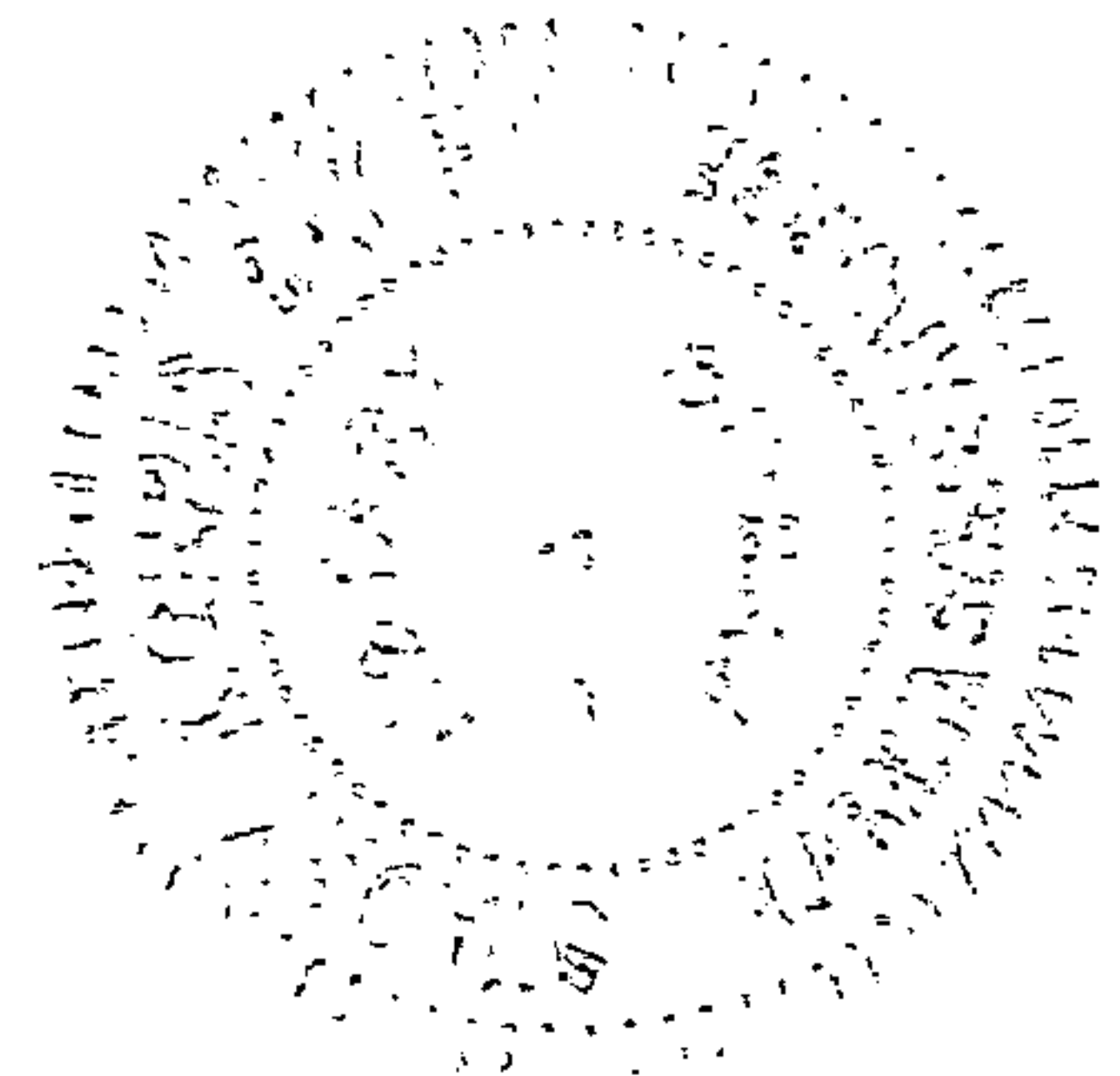
I certify under PENALTY OF PERJURY under the laws of the State of Alabama that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stacey Morris Bailey (SEAL)
Notary Signature

Stacey Morris Bailey
Notary Printed Name

My Commission Expires: 4-4-27



Real Estate Sales Validation Form

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

Grantor's Name Judy D Sellers
Mailing Address 121 Shady Circle
Alabaster, AL 35007

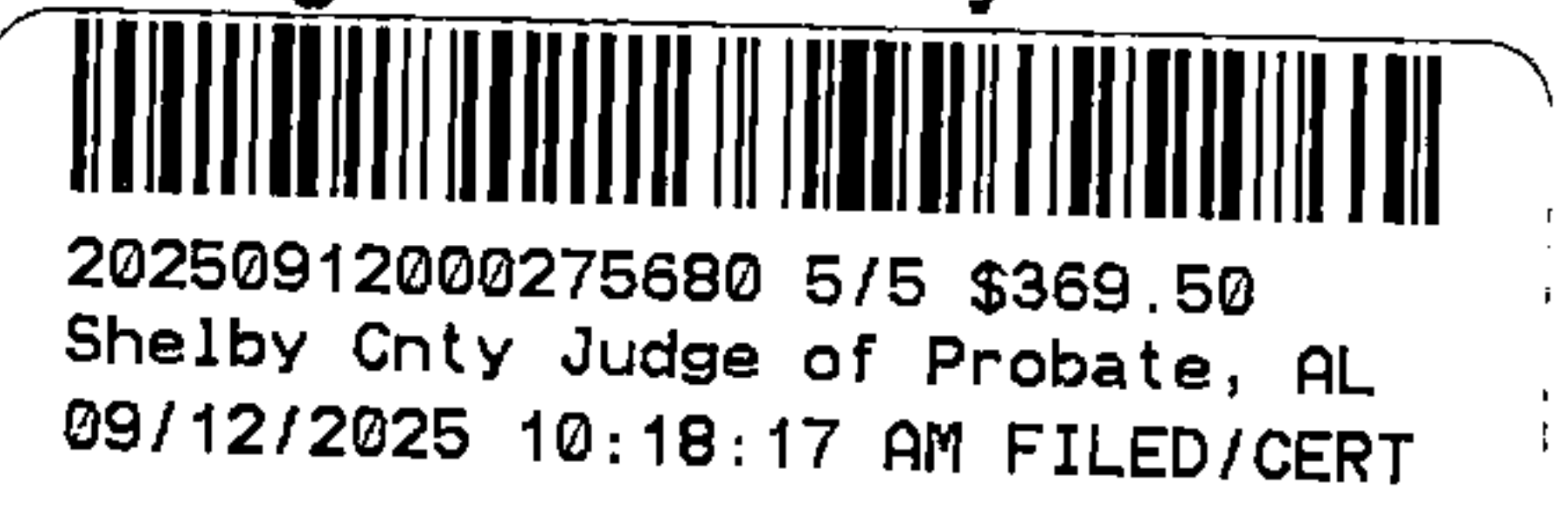
Grantee's Name Candace S. Woods
Mailing Address 129 Shady Circle
Alabaster, AL 35007

Property Address 129 Shady Circle
Alabaster, AL 35007

Date of Sale 9/12/2025
Total Purchase Price \$ _____
or
Actual Value \$ 335,340.00
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 Quick Claim Deed



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 9/12/25

Print Candace S. Woods

Unattested _____
(verified by)

Sign Candace S Woods
(Grantor/Grantee/Owner/Agent) circle one