

THIS INSTRUMENT PREPARED BY:
Phillip J. Smitherman
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Christopher Lee Carter, Jr.
95 Albright Farm Road
Montevallo, AL 35115

QUITCLAIM DEED

[Title Not Examined – No Opinion Expressed]

STATE OF ALABAMA
COUNTY OF SHELBY

Tax Value: \$72,310.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned, **Anita Brasher Ellison, an unmarried woman** (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the GRANTOR hereby remises, releases, quitclaims, and conveys unto **Christopher Lee Carter, Jr.** (hereinafter referred to as **GRANTEE**), all of her rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel I

Begin at the NE corner of the Gary Delen Brown tract, deed of which is described and recorded in Book 224 Page 538 in the Probate Records of Shelby County, said corner being on the west boundary of a paved road; thence run South 10 degrees 40 minutes West along said road boundary 110 feet to the point of beginning; thence continue on the same line 106 feet; thence run North 64 degrees West 183 feet; thence run North 15 degrees East 72 feet; thence run South 75 degrees East 171.5 feet to the point of beginning.

The parcel described herein being located in the S 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West Shelby County, Alabama.

Parcel II

The North half of the following described property:

Begin at the Southwest corner of the S 1/2 of N 1/2 of SE 1/4 of NW 1/4 of Section 18, Township 20, Range 2 West, Shelby County, Alabama; Thence run East 210 feet to the West right of way line of the Fungo Hollow Road; Thence North along the West line of said road 333 feet more or less to the North line of said ten acre tract of land; Thence West along the North line of said ten acre tract of land 283 feet more or less to the West line of said ten acre tract of land; Thence South along the west line of said ten acre tract of land 333 feet more or less to the point of beginning, and being that portion of the S 1/2 of N 1/2 of SE 1/4 of NW 1/4 of said Section 18, lying west of Fungo Hollow Road.

Situated in Shelby County, Alabama.

Being the same property heretofore conveyed to Gary Delen Brown as shown by deed recorded in Deed Book 224 Page 538, Office of Judge of Probate, Shelby County, Alabama.

Subject to the right of the owners of the South half of the above described property to use water from the well of water which is situated in the parcel which is herein conveyed, and to have ingress and egress to and from said well of water.

LESS AND EXCEPT:

A parcel of land located in the SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 2 West, more particularly described as follows:

Begin at the NW corner of said 1/4-1/4 section and thence in an easterly direction along the North line of said 1/4-1/4 section a distance of 171.97 feet; thence 114 degrees 08 minutes 35 seconds right, in a southwesterly direction a distance of 70.32 feet; thence 29 degrees 34 minutes 30 seconds left in a southerly direction a distance of 41.65 feet; thence 40 degrees 58 minutes 45 seconds left in a southeasterly direction a distance of 62.41 feet; thence 18 degrees 39 minutes 35 seconds left in a southeasterly direction a distance of 58.24 feet; thence 7 degrees 32 minutes right, in a southeasterly direction a distance of 71.68 feet to the northwesterly right of way line of Shelby County Highway 35; thence 71 degrees 12 minutes 23 seconds right in a southwesterly direction along said right of way a distance of 232.31 feet; thence 94 degrees 27 minutes 25 seconds right in a northwesterly direction a distance of 265.23 feet to the west line of said 1/4-1/4 section; thence 72 degrees 05 minutes 11 seconds right in a northerly direction along said west line a distance of 354.90 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any of record.

Property Address: 1395 County Road 35, Pelham, AL 35124

**Parcel ID#s: 14-4-18-2-000-028.000
14-4-18-2-000-028.001**

TO HAVE AND TO HOLD, unto the said **GRANTEE**, his successors and assigns forever.

IN WITNESS WHEREOF, said **GRANTOR** have hereunto set her hands and seals this 19 day of September, 2025.

Anita B. Ellison
Anita Brasher Ellison

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

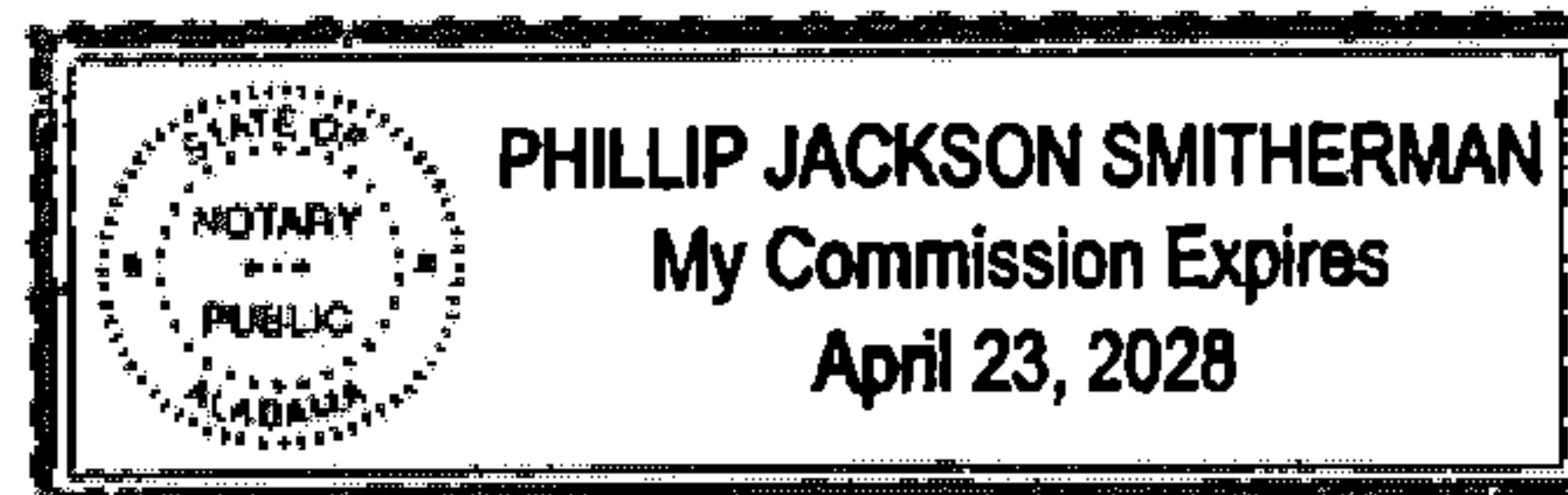
I, the undersigned Notary Public in and for said County and State, hereby certify that **Anita Brasher Ellison** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of September, 2025.

[Signature]

Notary Public

My Commission Expires: 4/23/2028



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Anita Brasher Ellison
 Mailing Address 1395 County Road 35
Pelham, AL 35124

Grantee's Name Christopher Lee Carter, Jr.
 Mailing Address 95 Albright Farm Road
Montevallo, AL 35115

Property Address 1395 County Road 35
Pelham, AL 35124

Date of Sale September 19, 2025
 Total Purchase Price \$10.00

or
 Actual Value _____

or
 Assessor's Market Value \$72,310.00

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 Tax Value

☐ 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).

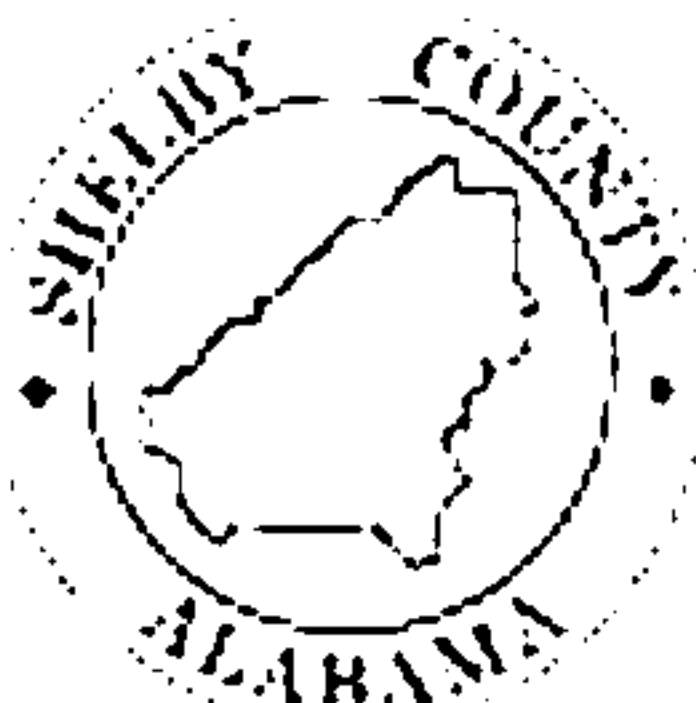
Date _____

Print Phillip Smitherman

☐ Unattested

Sign Phillip Smitherman
 (Grantor/Grantee/Owner) Agent circle one

 (verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 09:20:50 AM
\$103.50 BRITTANI
20251001000300420

Alvin S. Bayl

Form RT-1