

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
David Layne
407 Wooten Road
Alabaster, AL 35007



20251017000319710 1/4 \$67.00
Shelby Cnty Judge of Probate, AL
10/17/2025 09:39:43 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Cecilia Nicole Vernon, a married woman** (hereinafter called Grantor whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **David Layne**, (hereinafter called Grantee whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

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

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

The herein described real property is not the homestead of Grantor or of Grantor's spouse.

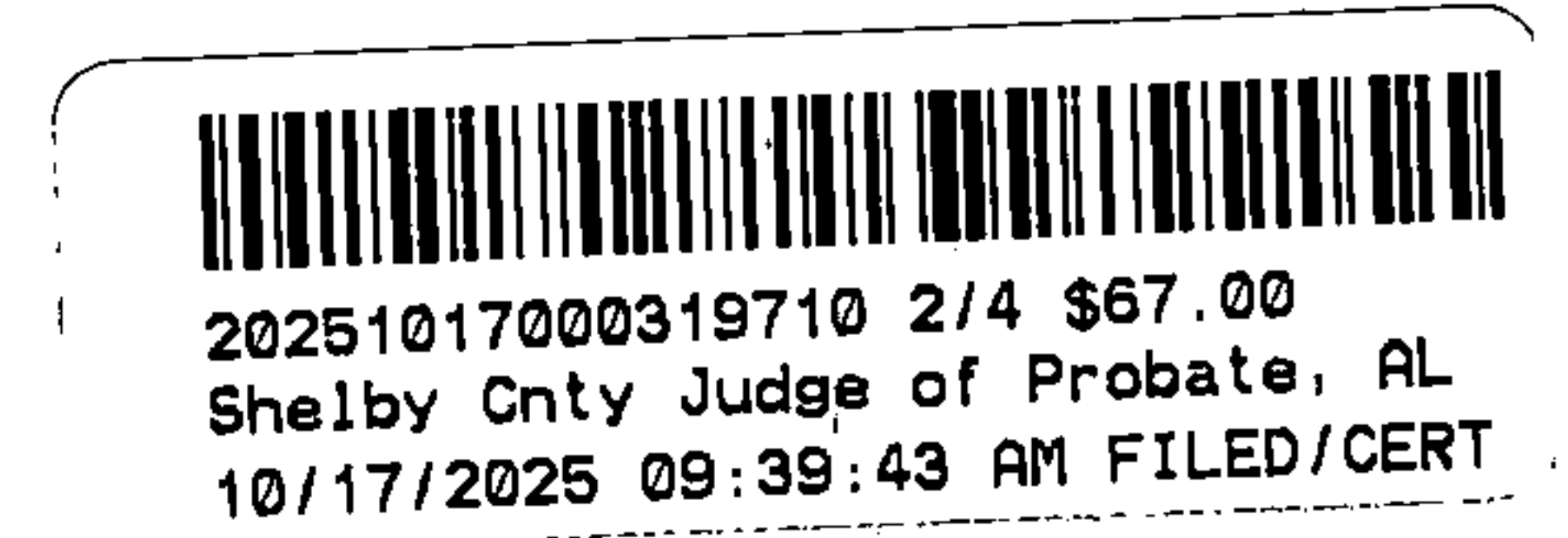
THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

**SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEARS ON THE
FOLLOWING PAGE.**

Shelby County, AL 10/17/2025
State of Alabama
Deed Tax: \$36.00

IN WITNESS WHEREOF I sign my hand, this the 16 day of October, 2025.

Cecilia Nicole Vernon
Cecilia Nicole Vernon



SS:

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cecilia Nicole Vernon**, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of October, 2025.

[Signature]
Notary Public
My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

EXHIBIT "A"
Property Description



20251017000319710 3/4 \$67.00
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A parcel of land described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 379.91 feet to the point of beginning of the property being described; thence run North 88 deg. 19 min. 46 sec. West a distance of 521.31 feet to a point; thence run South 1 deg. 40 min. 14 sec. West a distance of 150.00 feet to a point; thence run South 88 deg. 19 min. 46 sec. East a distance of 525.31 feet to a point on the East line of said 1/4 1/4 Section; thence North 0 deg. 08 min. 33 sec. East along said East line of said 1/4 1/4 a distance of 150.05 feet to the point of beginning; being situated in Shelby County, Alabama. NOTE: This being Parcel No. 3 of the survey by Joseph E. Conn, Jr., Al reg. No. 9049, known as the Bailey Boundary survey, File No. 12231, Survconn Engineers of Pelham, Alabama.

ALSO:

A right of way, 20 feet wide, which said right of way extends from the cul-de-sac, or end, of that paved public road, otherwise known as Shelby County Highway #257, and runs along an existing gravel drive in a Northeasterly direction to a point on the Southerly boundary of that property to be conveyed to John L. Roper and wife, Teresa Darlene Roper, which said property is described by commencing at the Northeast corner of the S.E. 1/4 of the N.E. 1/4, Section 23, T.S. 21S, R3W, Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter a distance of 379.91' to the point of beginning of the property, Parcel No. 3, being described, thence run N 88 deg. 19' 46" W a distance of 521.31' to a point, thence run South 1 deg. 40' 14" W a distance of 150.00' to a point, thence run South 88 deg. 19' 46" E a distance of 525.31' to a point on the East line of said quarter-quarter, thence run N 0 deg. 08' 33" E along said East line of said quarter-quarter a distance of 150.05' to the point of beginning, containing 1.80 acres and marked on each corner with steel pins as shown on the plat, according to a survey performed by Joseph E. Conn, Jr., dated the 11th day of August, 1987.

Real Estate Sales Validation Form



20251017000319710 4/4 \$67.00
 Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cecilia Nicole Vernon

Grantee's Name David Layne

Mailing Address 275 HWY 416
Wilsonville, AL 35186

Mailing Address 407 Wooten Rd
Alabaster, AL 35007

Property Address 407 Wooten Rd
Alabaster, AL 35007

Date of Sale 10/16, 2025

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$35,530.00

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: Tax Assessor's Value - \$35,530.00

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 10/16, 2025

Print: Cecilia Nicole Vernon

Unattested

(verified by)

Sign

Cecilia Nicole Vernon
 (Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1