

This instrument prepared by:

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

Send tax notice to:

Amuel Braxton Howard, et al.
P. O. Box 46
316 Sun Valley Circle
Sterrett, Alabama 35147

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Thousand and 00/100 Dollars (\$1,000.00), in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **JAMES H. BAILEY, JR.**, an unmarried man, and **KATHY RICE**, an unmarried woman (herein referred to as Grantors), hereby remise, release, quit claim, grant, sell, and convey unto **AMUEL BRAXTON HOWARD, REGINA CARLISLE, and DAVID WESLEY HOWARD** (herein referred to as Grantees), all our right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

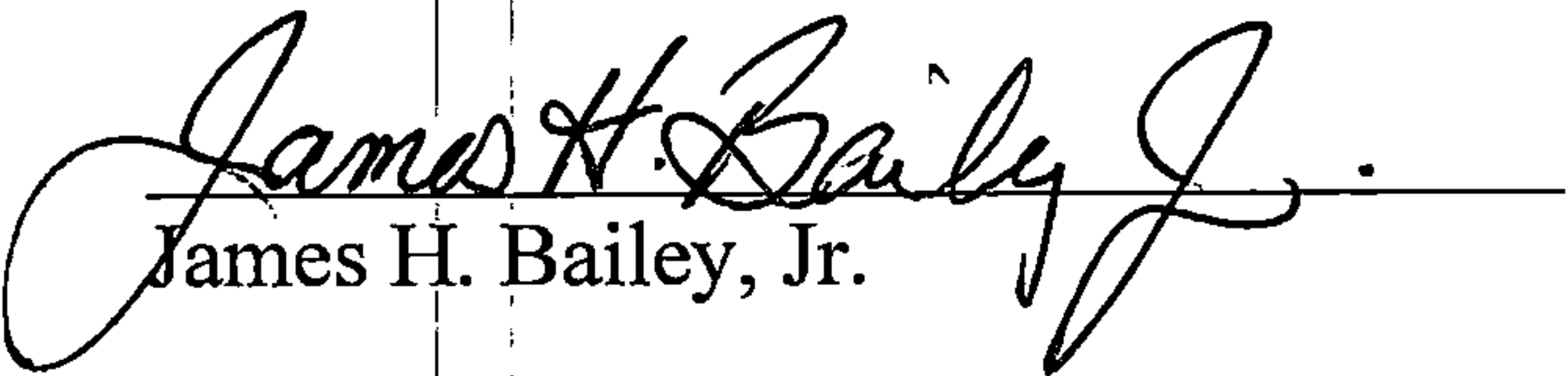
A parcel of land being in the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama for a portion of an existing driveway and being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, said point being a found 1" open top pipe; thence run S 00° 09' 56" E along the West line of said 1/4 - 1/4 section for a distance of 376.78 feet to the point of beginning of the parcel of land herein described, said point being a set 1/2" rebar stamped "CA1084LS"; thence continue along said West 1/4 - 1/4 line and last described course S 00° 09' 56" E for a distance of 43.65 feet to a found 2" open top pipe; thence leaving said 1/4 - 1/4 line, run N 85° 50' 40" W for a distance of 83.63 feet to a set 1/2" rebar stamped "CA1084LS"; thence run N 65° 42' 44" E for a distance of 91.38' to the point of beginning. Said parcel being, 0.04 acres (1819.92 Sq. Ft.), more or less. According to survey of Steven J. Clinkscales, PLS.

The purpose of this conveyance is to clear title and provide access to the Grantees.

TO HAVE AND TO HOLD unto the said Grantees forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of October, 2025.


James H. Bailey, Jr.

Kathy Rice
Kathy Rice



20251031000334800 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/31/2025 01:28:04 PM FILED/CERT

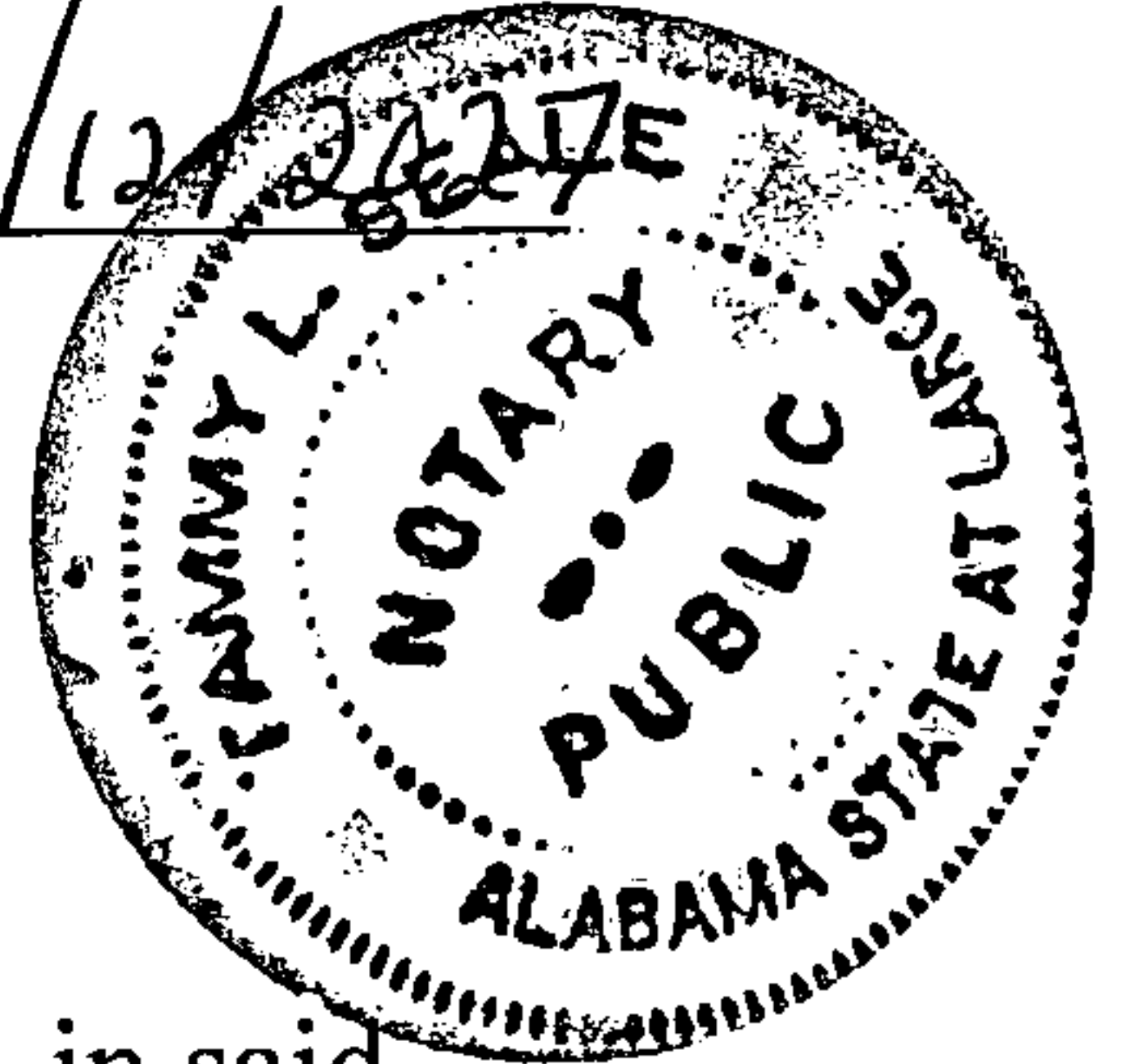
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that James H. Bailey, Jr., an unmarried 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 14th day of October,
2025.

Jimmy L. Seale
Notary Public

My Commission Expires: 7/12/2027



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kathy Rice, an unmarried 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October,
2025.

Jimmy L. Seale
Notary Public

My Commission Expires: 7/12/2027



Real Estate Sales Validation Form

20251031000334800 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/31/2025 01:28:04 PM FILED/CERT

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

Grantor's Name James H. Bailey, Jr. & Kathy Rice
Mailing Address 10080 Highway 55
Sterrett, Alabama 35147

Grantee's Name Amuel Braxton Howard, Regina Carlisle,
& David Wesley Howard
Mailing Address P. O. Box 46
316 Sun Valley Circle
Sterrett, Alabama 35147

Property Address 115 Hwy 469
Sterrett, Alabama 35147

Date of Sale 10/14/2025

Total Purchase Price \$ 1,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The QC deed is to clear title and provide access.

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 10/14/2025

Print JAMES H. BAILEY JR.

Unattested James L. Seale
(verified by)

Sign James H. Bailey Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1