



20251105000339990 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/05/2025 01:33:49 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, Alabama 35045**

QUITCLAIM DEED

SEND TAX NOTICES TO:

116 Maryland Ln
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$500.00) and other valuable considerations to the undersigned GRANTOR, **Billy Ed Tidwell**, a Single person, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEE, **James L. Boothe** my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Parcel #: 582803080000015001

**COM SW COR OF NE 1/4 OF NW 1/4 N 105 E 215 POB CONT E 105 N 105
W 105 S 105 POB**

Prior Deed Reference: Instrument 20190624000223750

Subject to all restrictions, covenants, easements and set-backs of record.

NOTE: The drafter of this instrument acted as a scrivener only and no representation is made as to the chain of title or description contained herein.

TO HAVE AND TO HOLD to the said GRANTEE(S), his heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted



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or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 5th day of November, 2025.

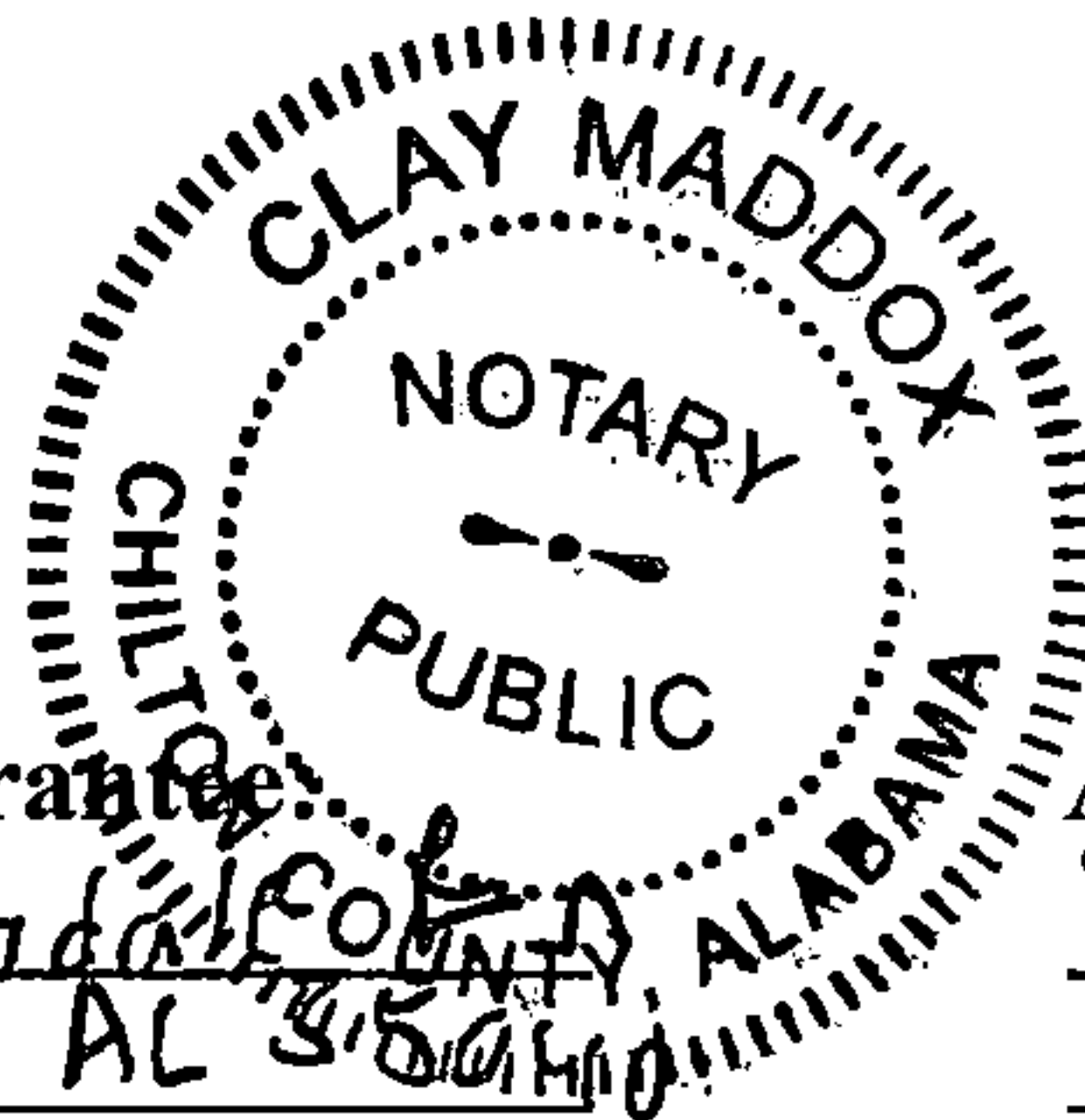
Billy Ed Tidwell
BILLY ED TIDWELL

STATE OF Alabama)

COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Billy Ed Tidwell** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2025.



[Signature]
NOTARY PUBLIC 4-25-27

Address of Grantee:

116 Marydale Ln
Calera, AL 35040

Address of Grantor:

90 Marydale Ln
Calera, AL 35040

Property Address:

90 Marydale Lane
Calera, AL 35040

Real Value: \$10,880.00

Real Estate Sales Validation Form

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

Grantor's Name Bill Tidwell
Mailing Address 116 Mary Dale
Calera, Valet Lot

Grantee's Name James Boothe
Mailing Address 116 Mary Dale Lane
Calera
15-1

Property Address _____

Date of Sale 11-5-25

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 7



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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 10880 Clear File

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 11-5-25

Print James Boothe

Sign James Boothe

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1