

GRANTEE'S ADDRESS:
P.O. Box 69
Vincent, Alabama 35178

QUIT CLAIM DEED

20251112000346240
11/12/2025 08:39:43 AM
QCDEED 1/4

STATE OF ALABAMA,

SHELBY COUNTY.

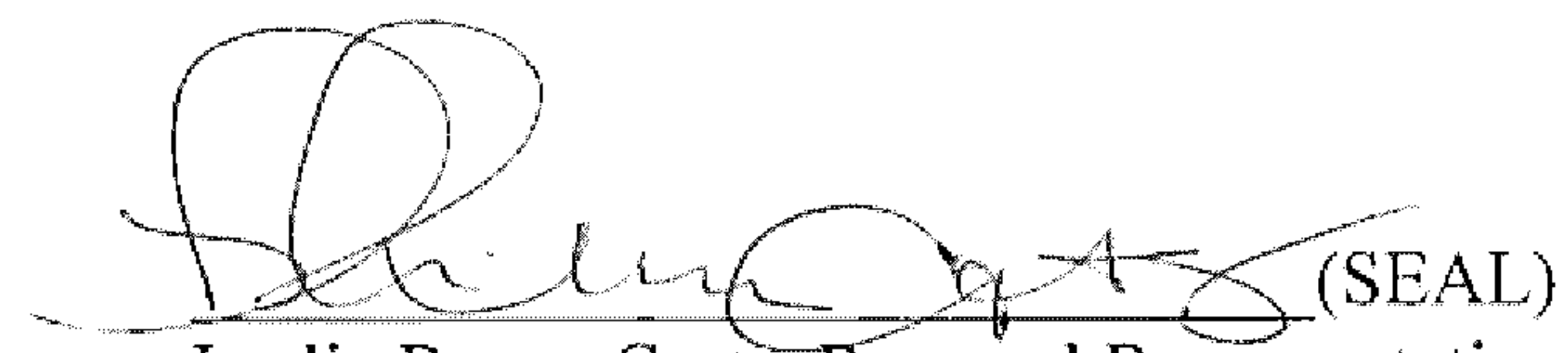
KNOW ALL MEN BY THESE PRESENTS, that on the 10th day of November, 2024, in consideration of FIVE HUNDRED AND 00/100 DOLLARS (\$500.00) and other good and valuable consideration, the undersigned, **LESLIE RENEE CORTS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF H.L. CONWILL, Probate Case No. PR-2024-000386, Shelby County, Alabama**, whose address is 608 Dexter Avenue, Birmingham, Alabama, 35213, herein referred to as Grantor, does hereby remise, release, quit claim, grant, sell and convey unto **DIANE CONWILL**, whose address is P.O. Box 69, Vincent, Alabama, 35178, herein referred to as Grantee, all of Grantor's right, title, interest and claim in and to the following described real estate, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Property address: Not yet assigned.

TO HAVE AND TO HOLD to said Grantor forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Personal Representative of the Estate of H.L. Conwill, Deceased.

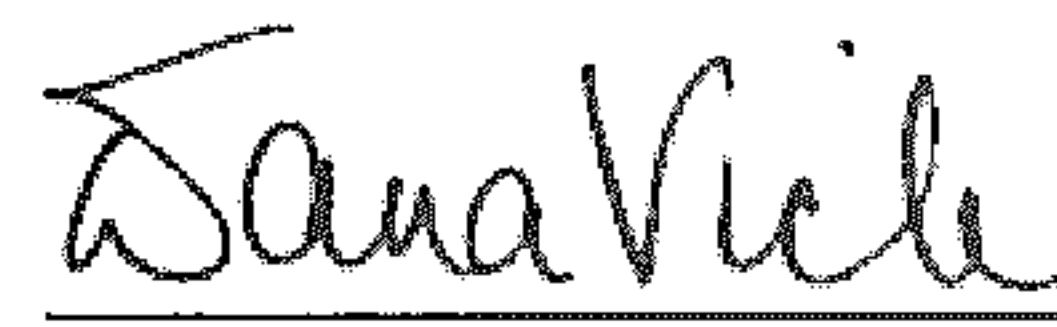
 (SEAL)
Leslie Renee Corts, Personal Representative
of the Estate of H.L. Conwill, Deceased.

STATE OF ALABAMA,

TALLADEGA COUNTY.

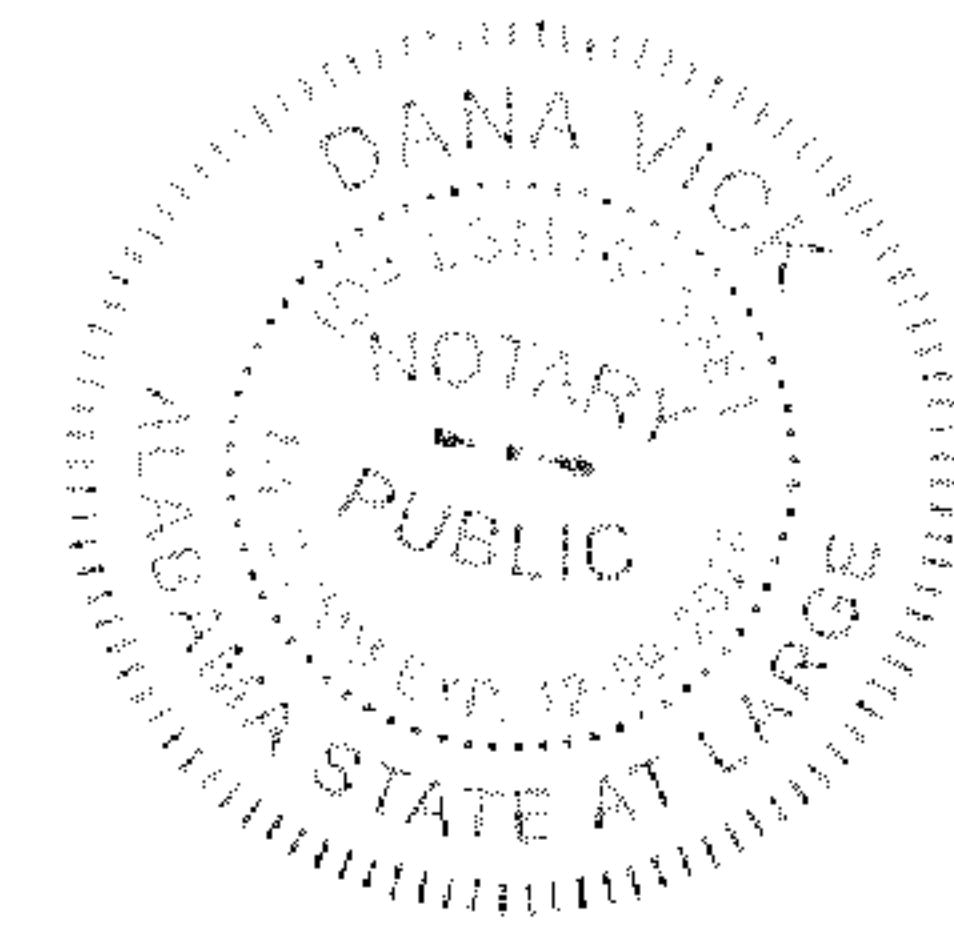
I, the undersigned authority, a Notary Public for said County and State, hereby certify that LESLIE RENEE CORTS, as Personal Representative of the Estate of H.L. Conwill, Deceased, is acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily pursuant to the Last Will and Testament of H.L. Conwill, Deceased.

Given under my hand this the 10th day of November, 2025.



NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Grantor: Leslie Renee Corts as Personal Representative of the Estate of H.L. Conwill
Grantee: Diane Conwill
Exhibit "A"

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND FLAT IRON AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼ AND RUN S 89 DEGREES 15 MINUTES 38 SECONDS W ALONG THE SOUTH LINE OF SAID ¼-1/4 SECTION FOR A DISTANCE OF 990.00' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SOUTH LINE AND SAID BEARING AND RUN S 89°15'38" W FOR A DISTANCE OF 182.85' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE CONTINUE ALONG SAID SOUTH LINE AND SAID BEARING AND RUN S 89°15'38" W FOR A DISTANCE. OF 137.26' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE LEAVING SAID SOUTH LINE, RUN N 00°53'20".W FOR A DISTANCE OF 261.76' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE RUN N 82°40'53" .FOR A DISTANCE OF 96.00' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE RUN N 81°52'34" W FOR A DISTANCE OF 125.00' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE RUN N 00°53'20" W FOR A DISTANCE OF 100.00' TO A SET 1/2". CAPPED REBAR (PLS37248 GA-1084-LS) ON THE SOUTHERLY RIGHT OF WAY OF COUNTY HIGHWAY 60 (80' RIGHT OF WAY); THENCE RUN N. 81°52'34" W ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 132.00' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE LEAVING SAID SOUTHERLY RIGHT. OF WAY, RUN S 00°53'20" E FOR A DISTANCE OF 190.33' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE RUN S 27°27'48" E. FOR A DISTANCE OF 165.00' TO A SET 1/2". CAPPED' REBAR (PLS37248-CA-1084-LS); THENCE RUN S 72°31'02" E FOR A DISTANCE OF 205.28' TO A SET: 1/2" CAPPED REBAR (PLS37248-CA-1084-LS); THENCE RUN S. 00°00'00" E FOR A DISTANCE OF: 321.00' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE RUN N 90°00'00" E FOR A DISTANCE OF 400.50' TO A SET 1/2" CAPPED REBAR (PLS37248 CA-1084-LS); THENCE RUN N 00°00'00" W FOR A DISTANCE OF 313.25 TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 6.00 ACRES, MORE OR LESS.

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

Grantor's Name Leslie Renee Corts as Pers Rep
 Mailing Address of the Estate of H.L. Conwill
608 Dexter Avenue
Birmingham, AL 35213

Grantee's Name Diane Conwill
 Mailing Address P.O. Box 69
Vincent, AL 35178

Property Address No E911 address

Date of Sale 11-10-2025

Total Purchase Price \$

or

Actual Value \$ 47,500.00

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2025 08:39:43 AM
 \$78.50 BRITTANI
 20251112000346240

Alvin S. Byrd

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 Curative Title 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 11-10-2025

Print J. Van Wilkins

☐ Unattested

Dana Vele
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1