

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

Send Tax Notice to:  
Eddie G. Hyde & Angela Hyde  
5971 Mt. Zion RD  
Waco, GA 30182

STATE OF ALABAMA  
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for Ten and 00/100 Dollars (\$10.00) and other good consideration, the Grantor, **C.E. Hyde, a married man, individually, and C.E. Hyde, a married man, Carol L. Caldwell, an unmarried woman, and Eddie G. Hyde, a married man, as the sole surviving heirs of Peggy Hyde, Grantee in those certain deeds recorded in Deed Book 231, Page 555 and Deed Book 205, Page 315 in the Probate Office of Shelby County, Alabama.** (hereinafter called Grantor, whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Eddie G. Hyde and Angela Hyde,** (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:

From the SW corner of the SE 1/4 of the NW 1/4 Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; Run East 157.5 feet; thence North 338 feet to Point of Beginning; thence continue last named course 130 feet; thence East 141 feet; thence South 130 feet; thence West 141 feet to Point of Beginning, being approximately 0.42 acres and depicted on the map attached hereto as Exhibit A.

Less and Except the East 30 feet of the above described lot for purpose of easement.

ALSO, a right of way road or easement being 30 feet in width and FULLY extending Northerly from the above described lot to County Highway 10 and being more particularly described as follows:

Commence at the NE corner of the above described subject lot and run North approx. 225 feet to the South right of way of County Highway 10; thence run Northwesterly of said right of way 31 feet; thence run South approx. 230 feet to the North line of said subject lot; thence run East 30 feet to Point of beginning.

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

This property is not the homestead of GRANTOR or 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

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NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

Charles Edward Hyde is one and the same person as C.E. Hyde.

Eddie G. Hyde is one and the same person as Eddie A. Hyde.

IN WITNESS WHEREOF I sign my hand, this the 3 day of December, 2025.

C.E. Hyde  
C.E. Hyde

STATE OF ALABAMA \_\_\_\_\_  
COUNTY OF SHELBY \_\_\_\_\_

}

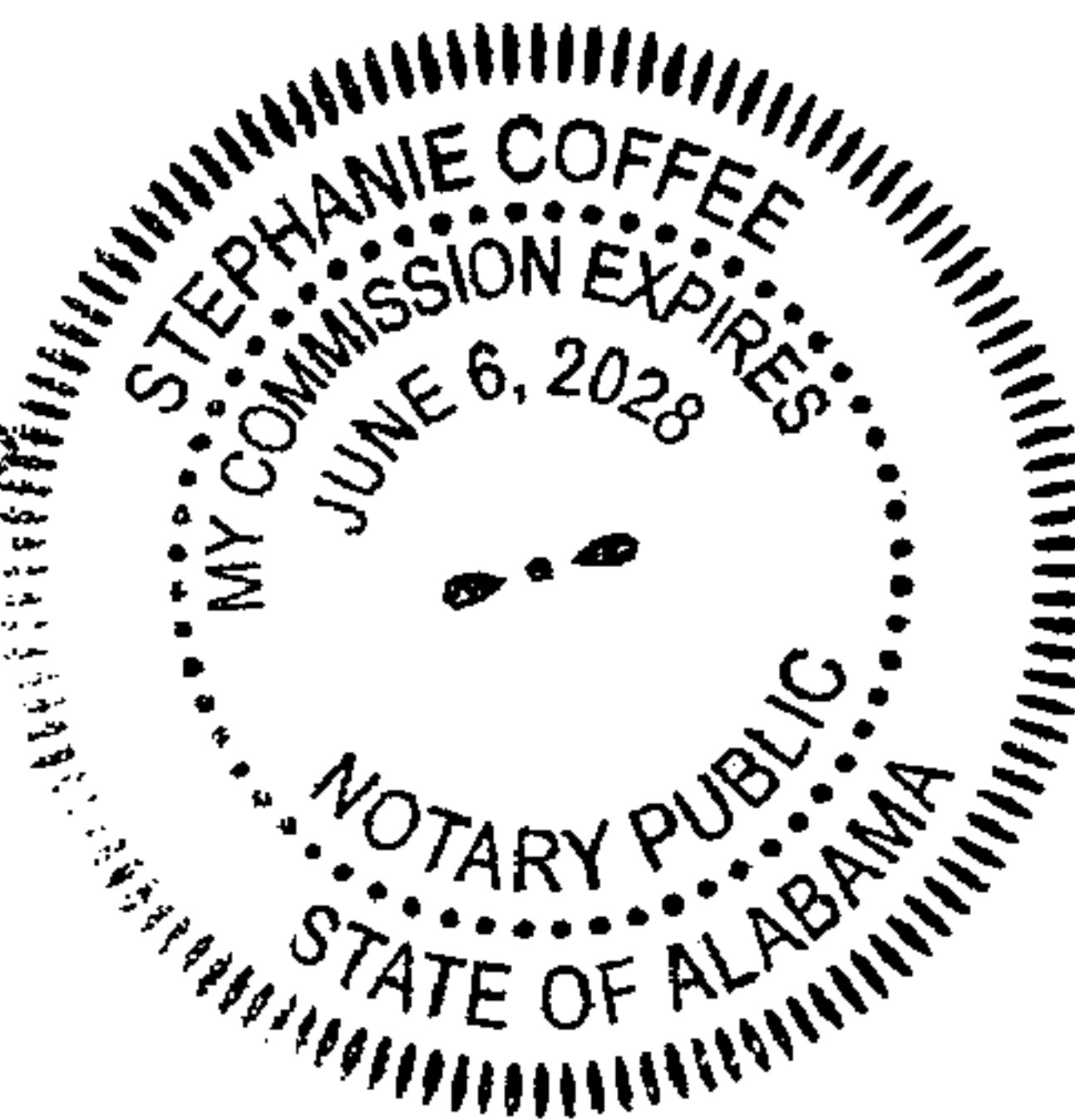
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **C.E. Hyde**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of December, 2025.

Stephanie Coffee  
Notary Public

My Commission Expires: 6.6.28



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IN WITNESS WHEREOF I sign my hand, this the 3 day of  
December, 2025.

Carol L. Caldwell  
Carol L. Caldwell

STATE OF ALABAMA  
COUNTY OF CHILTON

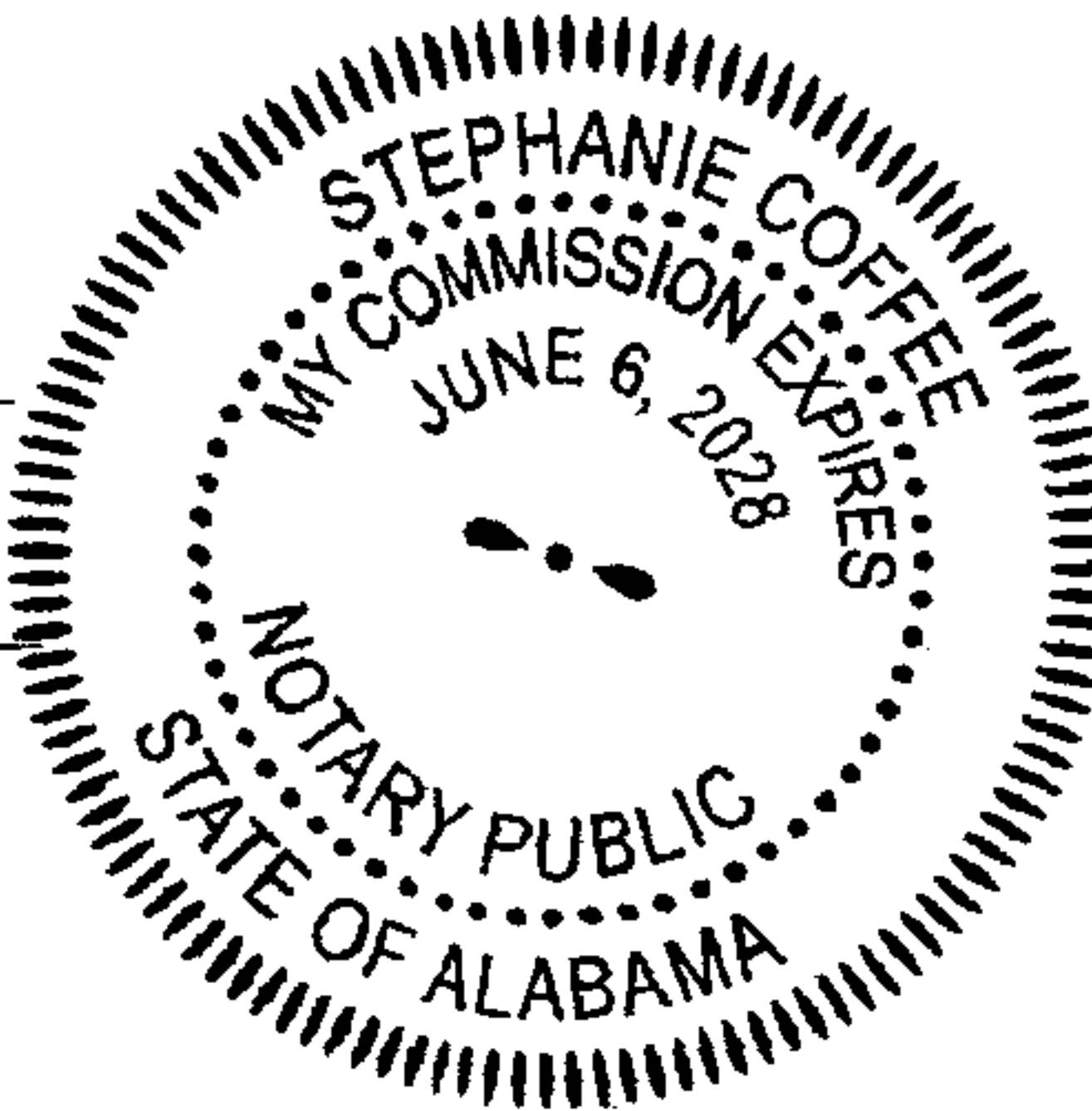
}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Carol Caldwell**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of  
December, 2025.

Stephanie Coffee  
Notary Public  
My Commission Expires: 6-6-28



IN WITNESS WHEREOF I sign my hand, this the 3<sup>rd</sup> day of December, 2025.

Eddie G. Hyde  
Eddie G. Hyde

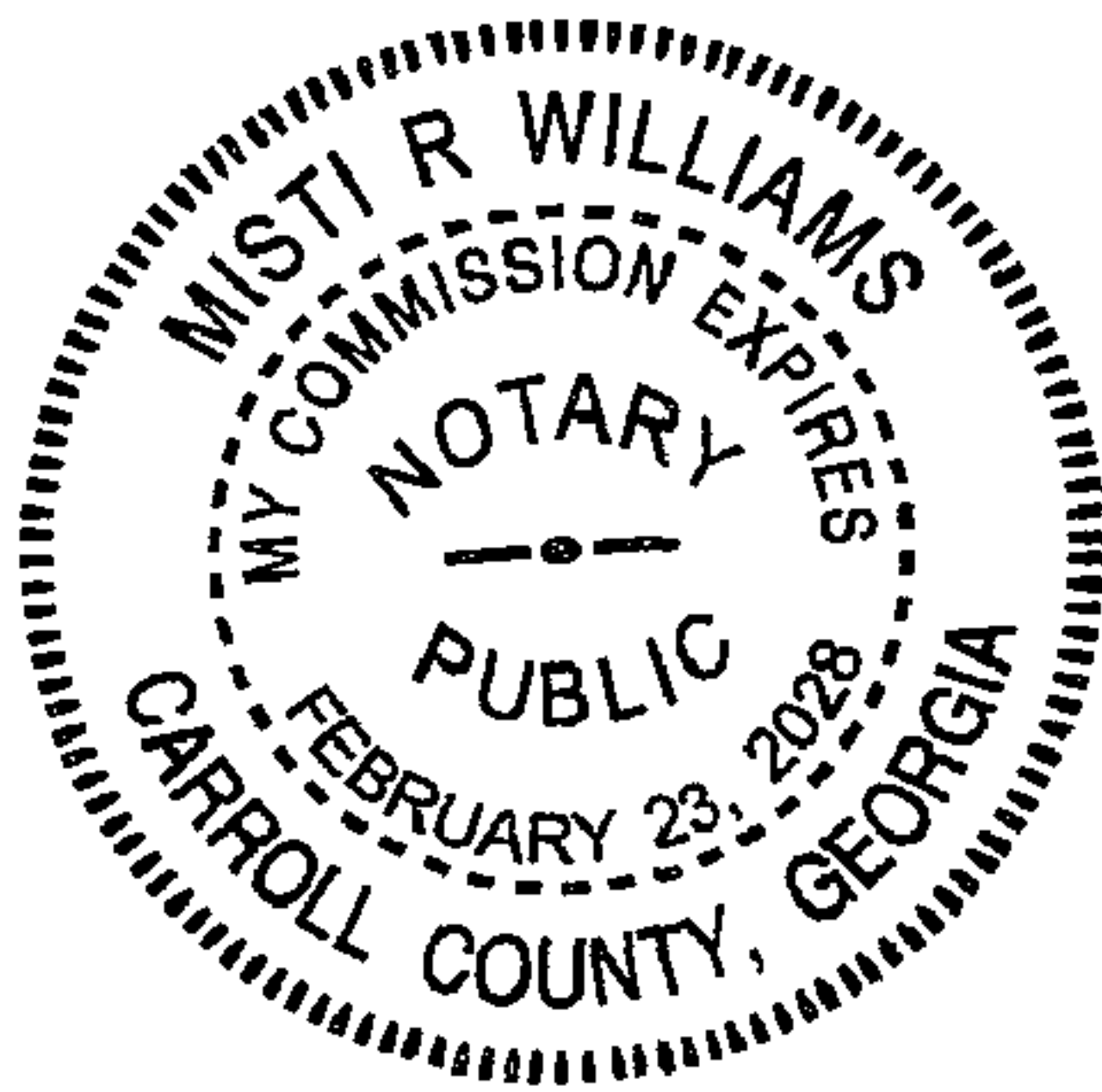
STATE OF Georgia  
COUNTY OF Carroll

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Eddie G. Hyde**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3<sup>rd</sup> day of December, 2025.

Misti R. Williams  
Notary Public  
My Commission Expires: Feb 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 C.E. HydeMailing Address 5965 HWY 10  
Montevallo, AL 35115Property Address 5965 HWY 10  
Montevallo, AL 35115Grantee's Name Eddie G. Hyde  
Angela HydeMailing Address 5971 Mt. Zion RD  
Wago, GA 30182Date of Sale 12/3, 2025  
Total Purchase Price \$ 85,000.00

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$ \_\_\_\_\_

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 12/3, 2025☐ Unattested

(verified by) \_\_\_\_\_

Print: Eddie G. Hyde

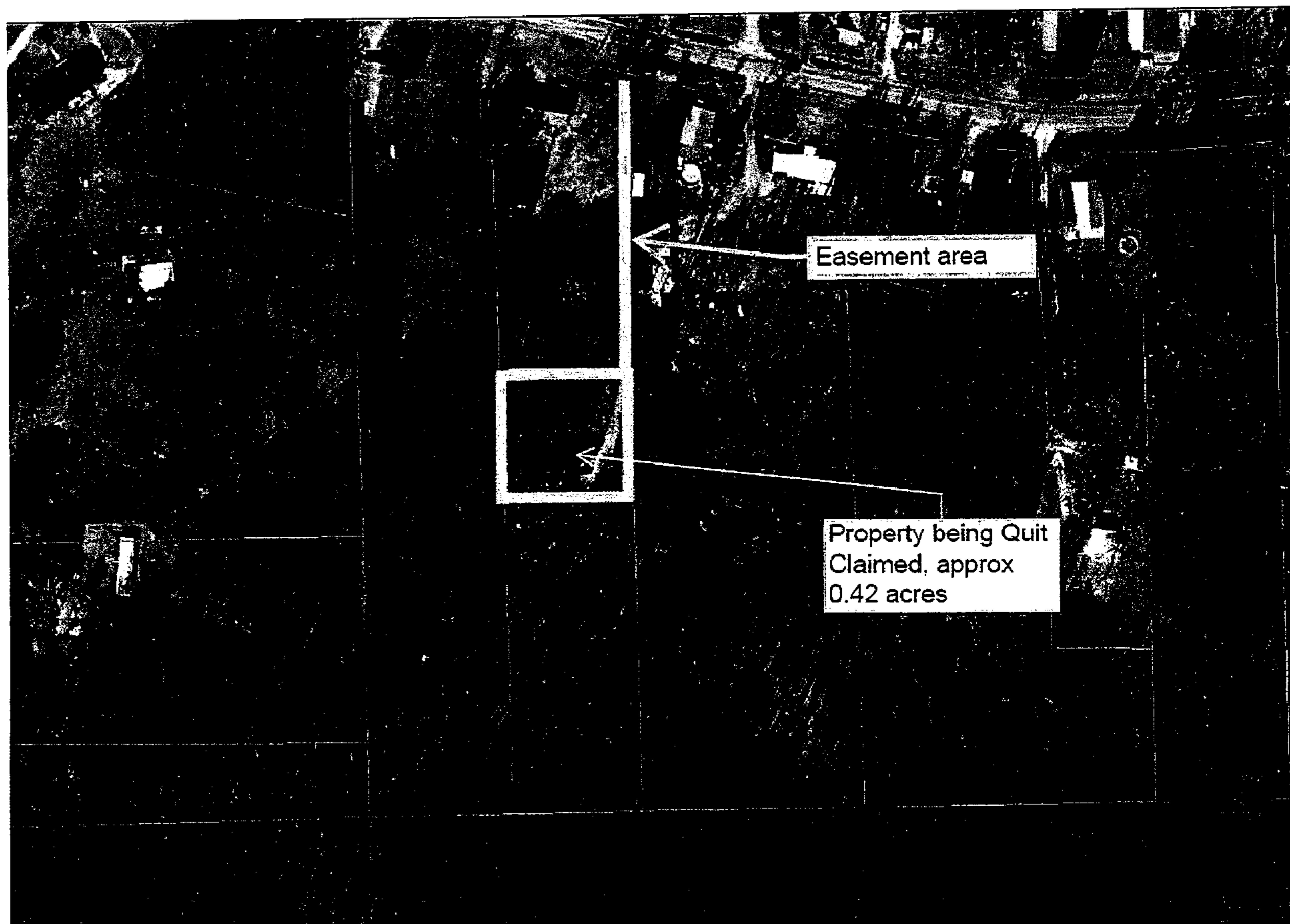
Sign

(Grantor/Grantee/Owner/Agent) circle one

**FORM RT-1**

**Exhibit A**

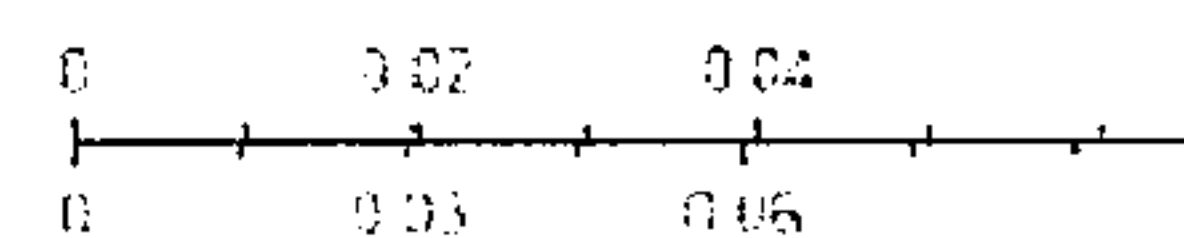
That property lying in Section 2, Township 22 South, Range 4 West, Shelby County Al, being approximately 0.42 acres and depicted on the following map.



Easement area

Property being Quit  
Claimed, approx  
0.42 acres

1:1 718



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/12/2025 09:33:00 AM  
\$122.00 JOANN  
20251212000380420

*Allen S. Bayl*