



20251229000395630 1/4 \$75.50
Shelby Cnty Judge of Probate, AL
12/29/2025 11:52:51 AM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by

Joel C. Watson, Attorney at Law
1240 1ST N SUITE 102
Alabaster, Alabama 35007

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

CARLENE GAINES AND KIMBERLY PARTRIDGE

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

KAYLA GAINES THOMAS, WILLIAM GRAY GAINES, AND LEWIS CLAY GAINES IN
EQUAL SHARES

(herein referred to as Grantee\Grantees) the following described real estate, IN SHELBY
COUNTY, ALABAMA to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this

11th day of July, 2024.

WITNESS:

Carlene Gaines

Grantor

Kim Partridge

Grantor

Shelby County, AL 12/29/2025
State of Alabama
Deed Tax: \$44.50



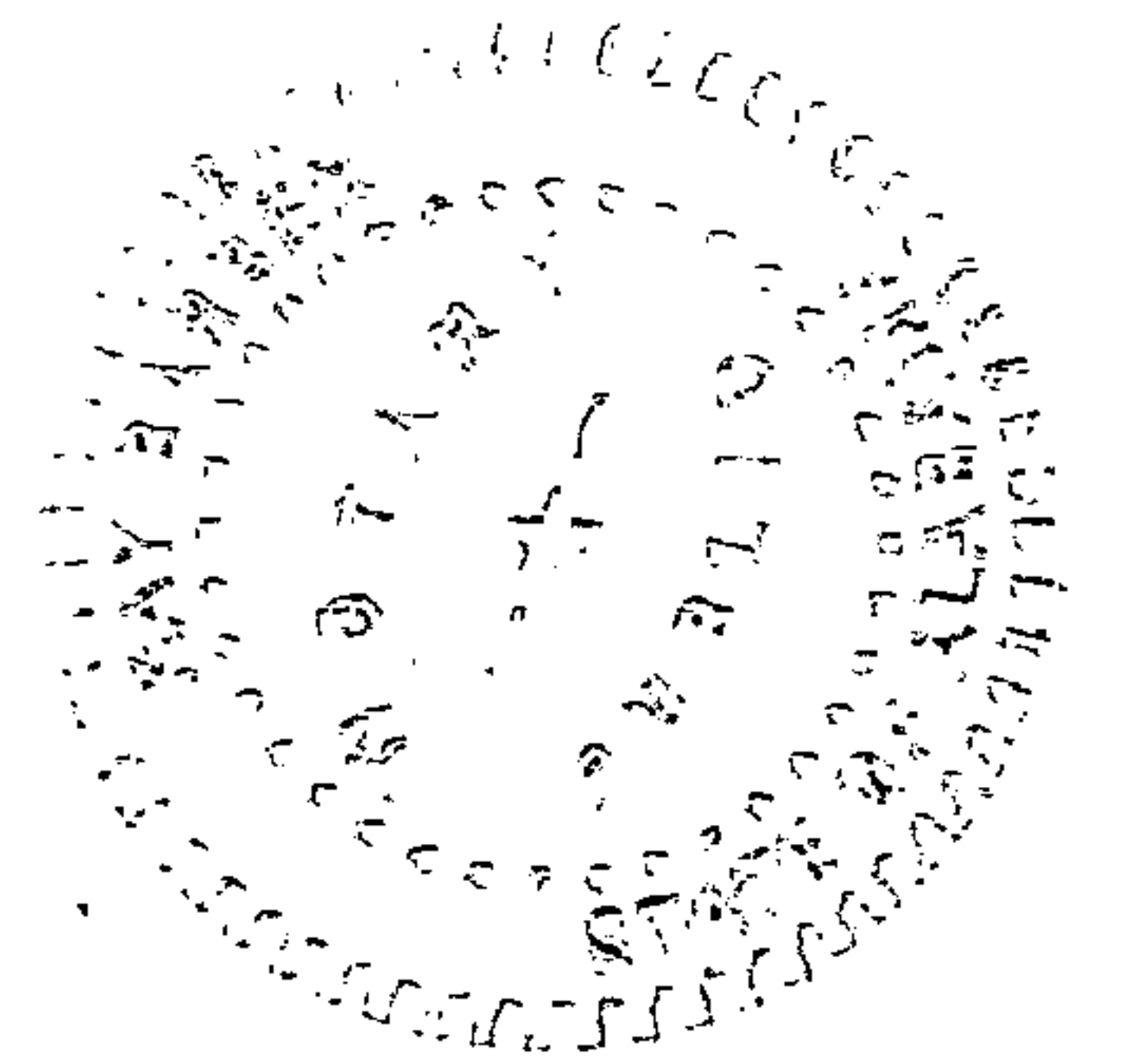
20251229000395630 2/4 \$75.50
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STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARLENE GAINES AND KIMBERLY PARTRIDGE whose names who signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day , that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July A.D. 2044.


NOTARY PUBLIC
COMMISSION EXPIRES 11/28/27





20251229000395630 3/4 \$75.50
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Exhibit A

The North 250 feet of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 14,
Township 24 North, Range 15 East, Shelby County, Alabama.

The above described property constitutes no part of the homestead of
either of the grantors herein.

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Poor Quality



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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Carlene Gaines
P.O. Box 783
Calera, AL 35040

Grantee's Name
Mailing Address

Kayla Gaines Thomas
P.O. Box 783
Calera, AL 35040

Property Address

Acresage

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 44,080

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 12/29/25

Unattested

(verified by)

Print

Carlene Gaines

Sign

Carlene Gaines

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1