

This Deed Was Prepared Without
Title Search.

Tax Notice To:

Angelina Maria Rossi

7330 Hwy 62

Vincent, AL 35178

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)



2026010200001330 1/3 \$1165.50
Shelby Cnty Judge of Probate, AL
01/02/2026 11:15:47 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$100.00 and other good and valuable consideration in hand paid by *Angelina Maria Deramus*, who is returning to her maiden name of *Angelina Maria Rossi*, a divorced woman, hereinafter called the GRANTEE, the receipt whereof is hereby acknowledged, *James Charles Deramus*, the former husband of the Grantee, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to *Angelina Maria Deramus*, GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 14, and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, described as follows: Begin at the S.E. corner of Section 14, Township 19 South, Range 2 East and run westerly along the south side of the said section for 2506.25 feet to the point of beginning. Then turn an angle of 86 deg. 57 min. 03 sec. to the right and run northerly for 310.12 feet to an iron at a fence corner, then turn an angle of 87 deg. 19 min. 15 sec. to the right and run easterly along a fence for 203.68 feet to an iron at a fence corner, then turn an angle of 81 deg. 27 min. 55 sec. to the left and run northerly along a fence for 323.15 feet to a point on the west right of way of the Georgia Central Railroad, then turn an angle of 24 deg. 10 min. 39 sec. to the left and run northwesterly along the west R.O.W. of said railroad for 106.80 feet to a fence line, then turn an angle of 65 deg. 35 min. 35 sec. to the left and run westerly along a fence for 869.13 feet to an iron at a fence corner, then turn an angle of 93 deg. 47 min. 26 sec. to the left and run southerly along a fence for 781.54 feet to a point on the north right of way of Shelby County Road No. 62, then turn an angle of 85 deg. 07 min. 56 sec. to the left and run easterly along the north R. O. W. of said road for 698.12 feet, then turn an angle of 97 deg. 09 min. 45 sec. to the left and run northerly for 33.34 feet to the point of beginning.

And together with all and singular the improvements thereon, fixtures, rights, easements, restrictions, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is expressly subject to any easements, restrictions or reservations

Shelby County, AL 01/02/2026
State of Alabama
Deed Tax: \$1137.50

of record, to any mineral rights outstanding and to ad valorem taxes not yet due and payable.

The above is not the GRANTOR'S homestead.




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This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Shelby County, Alabama, Civil Action No. 58-DR-2025-900437.00 and is subject to a mortgage lien which the Grantee herein hereby agrees to assume and timely pay.

This deed was prepared without the benefit of a title search, and the legal description herein was provided by the GRANTEE.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seals of the Grantor thereto on this the 8 day of December, 2025.


JAMES CHARLES DERAMUS
GRANTOR

STATE OF North Carolina

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ACKNOWLEDGMENT

COUNTY OF Alexander

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I, the undersigned, a Notary Public for the State at Large, hereby certify that *James Charles Deramus*, 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 the 8 day of December, 2025.


NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared By:

Jason C. Overton
SUMMIT FAMILY LAW, P.C.
2 Perimeter Park S, Suite 423E
Birmingham, AL 35243
(205) 922-6555



Real Estate Sales Validation Form

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

Grantor's Name James Charles Deramus
Mailing Address 7330 Hwy 62
Vincent, AL 35178

Grantee's Name Angelina Maria Deramus
Mailing Address 7330 Hwy 62
Vincent, AL 35178

Property Address 7330 Hwy 62
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,137,450



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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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County Tax Assessor

☐ Closing Statement

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 1/2/20

Print Angelina Maria Deramus

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1