



20260127000023620 1/4 \$262.50
Shelby Cnty Judge of Probate, AL
01/27/2026 12:49:42 PM FILED/CERT

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

Send Tax Notice to:
Jason Jerome Paul
128 Hidden Ridge
Chelsea, AL 35043

STATE OF ALABAMA
SHELBY COUNTY



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Susan Marshall Paul, also known of record as Susan M. Paul, an unmarried woman** (hereinafter called Grantor whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Jason Jerome Paul, also known of record as Jason J. Paul**, (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:

See Attached Exhibit "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This conveyance is made pursuant to the Final Decree of Divorce filed in Case No. DR-2024-900465 in the Circuit Court of Shelby County, Alabama.

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

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 NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

SIGNATURE APPEARS ON THE FOLLOWING PAGE.

Shelby County, AL 01/27/2026
State of Alabama
Deed Tax: \$231.50

IN WITNESS WHEREOF I sign my hand, this the 22 day of November, 2024.

Susan Marshall Paul
Susan Marshall Paul



20260127000023620 2/4 \$262.50
Shelby Cnty Judge of Probate, AL
01/27/2026 12:49:42 PM FILED/CERT

STATE OF Alabama
COUNTY OF Shelby

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Susan Marshall Paul**, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of November, 2024.

[Signature]
Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025



20260127000023620 3/4 \$262.50
Shelby Cnty Judge of Probate, AL
01/27/2026 12:49:42 PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE AN AZIMUTH OF 57 DEGREES 30 MINUTES NORTHEASTERLY ALONG AN ABANDONED ROAD 125.68 FEET; THENCE AZIMUTH OF 52 DEGREES 28 MINUTES NORTHEASTERLY ALONG SAID ROAD 121.6 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF A PUBLIC ROAD; THENCE AN AZIMUTH OF 62 DEGREES 21 MINUTES NORTHEASTERLY ALONG SAID RIGHT OF WAY 111.14 FEET; THENCE AN AZIMUTH OF 82 DEGREES 44 MINUTES NORTHEASTERLY ALONG SAID RIGHT OF WAY 104.87 FEET; THENCE AN AZIMUTH OF 156 DEGREES 47 MINUTES SOUTHEASTERLY ALONG A SWAG 224.65 FEET TO THE SOUTH LINE OF SAID 1/4 - 1/4; THENCE AN AZIMUTH OF 270 DEGREES 00 MINUTES WEST ALONG SAID SOUTH LINE 493.46 FEET TO THE POINT OF BEGINNING.

PARCEL II

BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE AN AZIMUTH OF 90 DEGREES 00 MINUTES EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 493.46 FEET; THENCE AN AZIMUTH OF 178 FEET 00 DEGREES SOUTHERLY 256.00 FEET; THENCE AN AZIMUTH OF 270 DEGREES 00 MINUTES WESTERLY 493.46 FEET; THENCE AN AZIMUTH OF 358 DEGREES 00 MINUTES NORTHERLY ALONG THE WEST LINE OF SAID 1/4 - 1/4 256.0 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR INGRESS AND EGRESS THIRTY (30) FEET IN LENGTH (APPROXIMATELY) ACROSS THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, THAT LIES SE OF A DEDICATED PUBLIC CHERT ROAD AS SHOWN ON SURVEY OF E. FRANKLIN PARKER, SR. REG. NO. 9983, TO THE ABOVE DESCRIBED PROPERTY.

SITUATED IN SHELBY COUNTY, ALABAMA



20260127000023620 4/4 \$262.50
Shelby Cnty Judge of Probate, AL
01/27/2026 12:49:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Susan Marshall Paul

Grantee's Name Jason Jerome Paul

Mailing Address 237 Oaklawn Hills
Chelsea, AL 35043

Mailing Address 128 Hidden Ridge
Chelsea, AL 35043

Property Address 128 Hidden Ridge
Chelsea, AL 35043

Date of Sale 11/22, 2024

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$462,560.00

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: 1/2 Tax Assessor's Value Due to Divorce - \$231,280.00

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: 11/22, 2024

Print: Susan Marshall Paul

Unattested

(verified by)

Sign

Susan Marshall Paul

(Grantor/Grantee/ Owner/Agent) circle one