

AFTER RECORDING RETURN TO:
BROOKE MICHEL E. VON HAGEL
79 Crickett Drive
Calera, AL 35040
File No. R-301810-SFB

MAIL TAX STATEMENTS TO:
BROOKE MICHELE VON HAGEL
79 Crickett Drive
Calera, AL 35040

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 28 6 13 0 000 014.000

QUITCLAIM DEED

**This Deed is exempt from transfer tax as this Deed is "given to perfect title."
Assessed Market Value: \$285,670.00**

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 20 day of January 2026, by and between **BROOKE MICHELE VON HAGEL A/K/A BROOKE M. VON HAGEL** married, joined in execution by her spouse, **JAMES PAUL LEMLEY**, residing at 79 Crickett Drive, Calera, AL 35040, hereinafter referred to as Grantor(s) and **BROOKE MICHELE VON HAGEL, a married woman**, residing at 79 Crickett Drive, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 79 Crickett Drive, Calera, AL 35040

Prior instrument reference: Instrument No. 2002-04329, Recorded: 01/25/2002

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 20 day of January, 2026

*Brooke Michele VonHagel
aka Brooke M. Von Hagel*

**BROOKE MICHELE VON HAGEL
A/K/A BROOKE M. VON HAGEL**

James Paul Lemley
JAMES PAUL LEMLEY

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **BROOKE MICHELE VON HAGEL A/K/A BROOKE M. VON HAGEL and JAMES PAUL LEMLEY** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

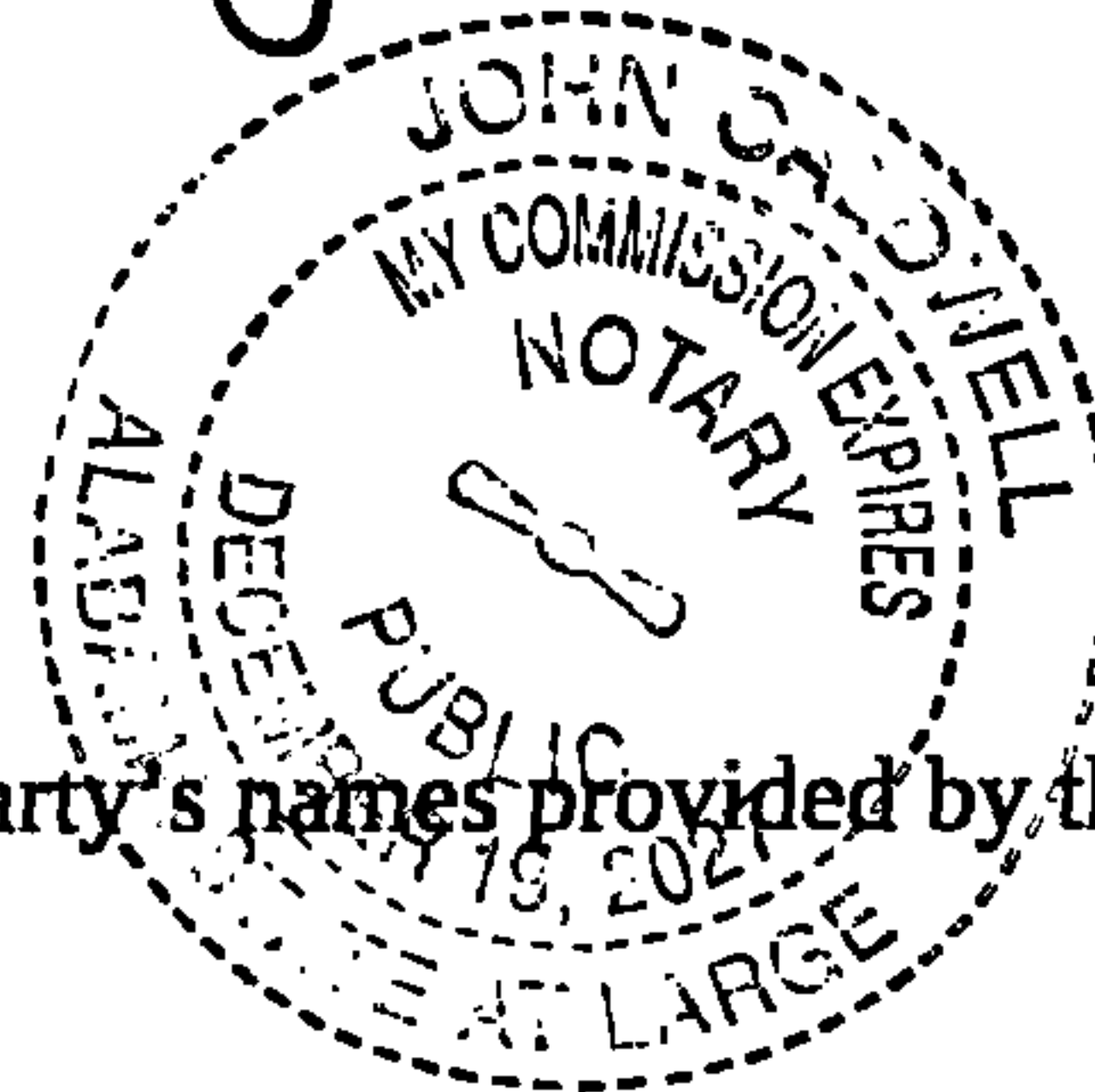
Given under my hand and seal this the 20 day of January, 2026

John Caldwell

NOTARY PUBLIC

JOHN CALDWELL

My commission expires: ~~My Commission Expires~~
12/19/2027



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

FROM THE NW CORNER OF THE SW 1/4 - SW 1/4 SEC. 13 TWP 22 S. RANGE 2 W., SHELBY COUNTY, ALABAMA. RUN SOUTH ALONG THE 1/4 - 1/4 LINE 573.5 FEET TO A POINT ON THE SOUTH R/W LINE OF CO. RD. 86 E. AND THE BEGINNING POINT OF SUBJECT LOT: FROM SAID POINT RUN S. 01° - 03' -10" W. 330 FEET - THENCE RUN S. 88° - 56' - 50" E. 32.17 FEET - THENCE RUN S. 01° - 46' - 30" WEST 974.46 FEET TO A POINT ON THE NORTH LINE OF ABANDONED RAILROAD LINE N. 54° - 19' - 56" W. - 225.65 FEET - THENCE RUN N. 01° - 46' - 30" E. 1174.34 FEET TO THE SOUTH R/W OF SAID CO. RD. 86. - THENCE ALONG SAID R/W LINE N. 89° - 41' 14" E. 151.04 FEET. BACK TO THE BEGINNING POINT AND CONTAINING 5.07 ACRES MORE OR LESS.

Parcel ID: 28 6 13 0 000 014.000

Property commonly known as: 79 Crickett Drive, Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name BROOKE MICHELE VON HAGEL AKA BROOKE M. VON HAGEL, joined by, JAMES PAUL LEMLEY
Mailing Address 79 Crickett Drive, Calera, AL 35040

Grantee's Name BROOKE MICHELE VON HAGEL
Mailing Address 79 Crickett Drive, Calera, AL 35040

Property Address 79 Crickett Drive, Calera, AL 35040

Date of Sale 1/20/2026
Total Purchase Price \$1.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/02/2026 10:53:04 AM
\$33.00 JOANN
20260202000029840

Actual Value \$
Assessor's Market Value \$

The purchase price or actual value claimed of \$1.00 can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
x 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 01/20/2026

Print Brooke Michelle Von Hagel

Unattested (verified by)

Sign Brook Michelle Von Hagel (Grantor/Grantee/Owner/Agent) circle one