



20260213000041830 1/3 \$191.00  
Shelby Cnty Judge of Probate, AL  
02/13/2026 09:58:49 AM FILED/CERT

This instrument prepared without benefit of title evidence of survey by:

Grace Graham  
WALLACE | ELLIS  
ELLIS • HEAD • OWENS • JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

Send tax notice to:  
James Jacob Musso  
James Jerome Musso, II  
4623 Bear Creek Road  
Sterrett, AL 35147

**QUITCLAIM DEED – JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to Jerald W. Seale and Sandra M. Seale (husband and wife), and James Jacob Musso (an unmarried man), (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, and in order to create a joint tenancy with right of survivorship, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to James Jacob Musso and James Jerome Musso, II, (hereinafter call GRANTEE, whether one or more) for and during their joint lives; and upon the death of one of them, then to the survivors of them in fee simple, all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Starting at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range One West, running East 732 feet; thence South 288 feet to Highway 43; thence along said Highway in a southwesterly direction 1100 feet; then North 1090 feet to the point of beginning.

Less & except the property conveyed by deeds recorded in Deed Book 337, page 938, and Real Book 288, page 795, both in the Probate Office of Shelby County, Alabama.


Bernell Shaw Musso died on September 4, 2015.

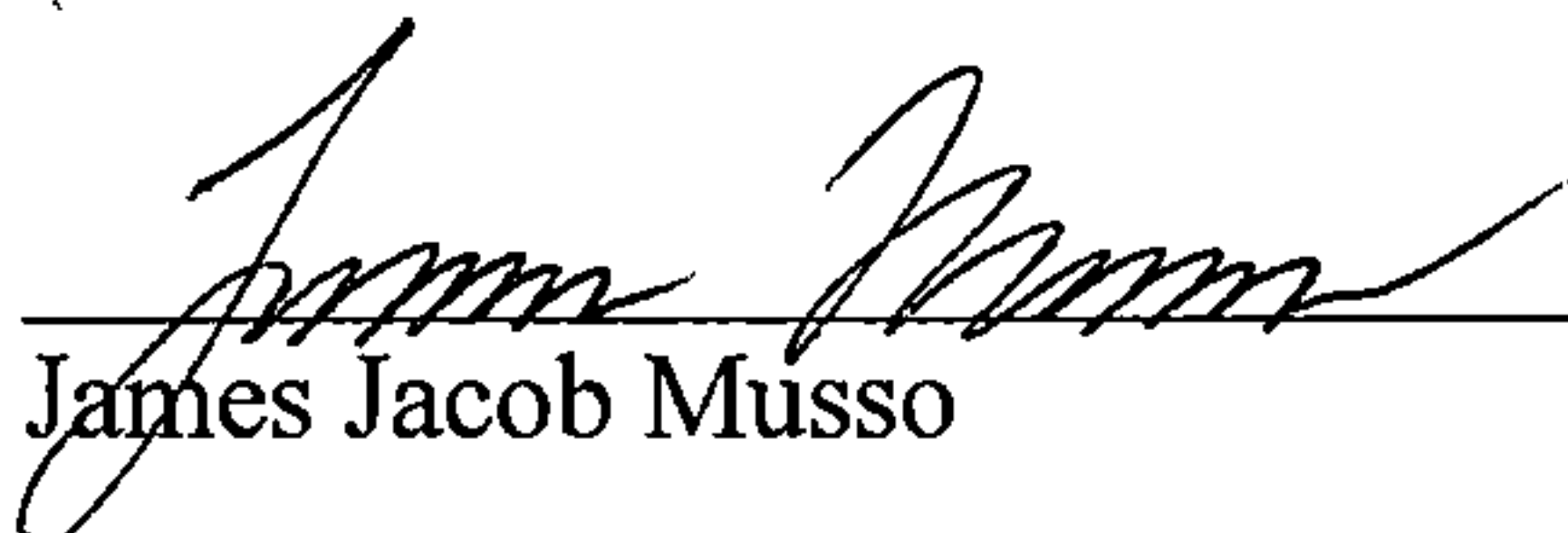
This property is NOT the homestead of the grantors.

TO HAVE AND TO HOLD to said GRANTEE for and during their joint lives and upon the death of one of them, then to the survivors of them in fee simple for and during their joint lives; and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

Given under the hand and seal of GRANTOR, this 13<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Jerald W. Seale

  
\_\_\_\_\_  
Sandra M. Seale

  
\_\_\_\_\_  
James Jacob Musso

Shelby County, AL 02/13/2026  
State of Alabama  
Deed Tax: \$162.00

STATE OF ALABAMA )  
SHELBY COUNTY )



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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jerald W. Seale, Sandra M. Seale, and James Jacob Musso, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/12/2027



Real Estate Sales Validation Form



20260213000041830 3/3 \$191.00  
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This Document must be filed in accordance with Code of Alabar

Grantor's Name Jerald W. Seale  
Mailing Address Sandra M. Seale  
James Jacob Musso

Grantee's Name James Jacob Musso  
Mailing Address James Jerome Musso, III  
4623 Bear Creek Road  
Sterrett, AL 35147

Property Address 4623 Bear Creek Road  
Sterrett, AL 35147

Date of Sale 02/13/2026  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 161,973.33

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 2/3 of Tax Assessed Value

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 2/13/2026

Print Sandra M Seale

Unattested  
(verified by)

Sign Sandra M Seale  
(Grantor/Grantee/Owner/Agent) circle one