



20260223000049760 1/2 \$202.00
Shelby Cnty Judge of Probate, AL
02/23/2026 11:25:32 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Aaron Douglas Sellers Jr.
474 Highway 331
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL PERSONS BY THESE PRESENTS,

SHELBY COUNTY)

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **NELL SELLERS**, (hereinafter referred to as GRANTOR), a unmarried woman, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **AARON DOUGLAS SELLERS JR.**, (hereinafter referred to as "GRANTEE"), a unmarried man, the following described real estate, situated in Shelby County, Alabama, to-wit:

THE S 1/2 OF THE NW 1/4 OF THE NW 1/4, SECTION 13, TOWNSHIP 21, RANGE 2 WEST. (APPROXIMATELY 14 ACRES).

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY PREVIOUSLY CONVEYED TO GRANTEES BY DEED DATED OCTOBER 6, 1979 AND RECORDED IN DEED BOOK 322, PAGE 536 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

Nell Sellers is the surviving grantee of deed recorded on January 25, 2005, instrument number 20050125000037970, Aaron Douglas Sellers (SR.) having died on or about April 10, 2021.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

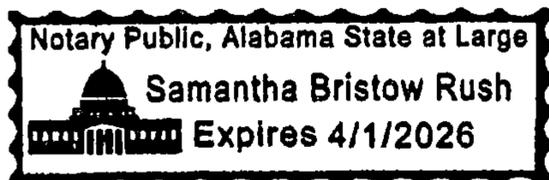
2nd IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this day of December 2025.

Nell Sellers (SEAL)
NELL SELLERS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NELL SELLERS** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal this 2nd day of December 2025.



Samantha Bristow Rush
Notary Public
My commission expires: 04/01/2026

Shelby County, AL 02/23/2026
State of Alabama
Deed Tax: \$177.00

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Nell Sellers
Mailing Address 474 Highway 331
Columbiana, Alabama 35051

Grantee's Name Aaron Douglas Sellers Jr.
Mailing Address 474 Highway 331
Columbiana, Alabama 35051

Property Address 474 Highway 331
Columbiana, Alabama 35051

Date of Sale 12/02/2025
Total Purchase Price \$ 10.00

or
Actual Value \$

or
Assessor's Market Value \$176,850.00

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 Shelby County Tax Assessor's Website

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 02/02/2026

Print Samantha Bush

Unattested (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one