

THIS INSTRUMENT WAS PREPARED BY:
Law Offices of Dale Rouse Waid
P.O. Box 1290
Clanton, Alabama 35046

FMV: _____

QUIT CLAIM DEED



20260401000093860 1/4 \$212.50
Shelby Cnty Judge of Probate, AL
04/01/2026 08:59:35 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$1.00, the receipt of whereof is hereby acknowledged, the undersigned, **C. Gifford Bridenbaugh, a married person** (hereinafter called **GRANTOR**), hereby releases, quit claims, conveys, and transfers to **Roy Binkerd** (hereinafter called **GRANTEE**), all of his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:


All of that property owned by **C. Gifford Bridenbaugh** in the City of Calera, Shelby County, Alabama, and better know as that property and improvements located at 10842 through 10860 Highway 25, Calera, Shelby County, Alabama, also described as Parcel #28 5 21 1 004 046.000, Parcel #28 5 21 1 004 052.000, and Parcel #28 5 21 1 004 045.000.

Scrivener's Notes: Instrument #20050921000490190, Instrument #200506230003130, and Instrument #2006110100538410, filed in the Probate Court of Shelby County, Alabama, less and except that part of Lots 17 and 18 transferred to the City of Calera, Alabama, and re-mapped as Lot 18-B in Map Book 54 at Page 91(2021) by Rodney Shiflett Survey dated Aug. 20, 2021 (Parcel #28 5 21 1 004 046.01).

The Grantor warrants that this property is a commercial property and not his homestead or that of his Wife. Further, Grantor, by executing this document, hereinafter denies, disavows and waives any and all interests, legal, possessory, or otherwise in the real property, improvements and fixtures thereto, and contents thereon or therein, forever.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

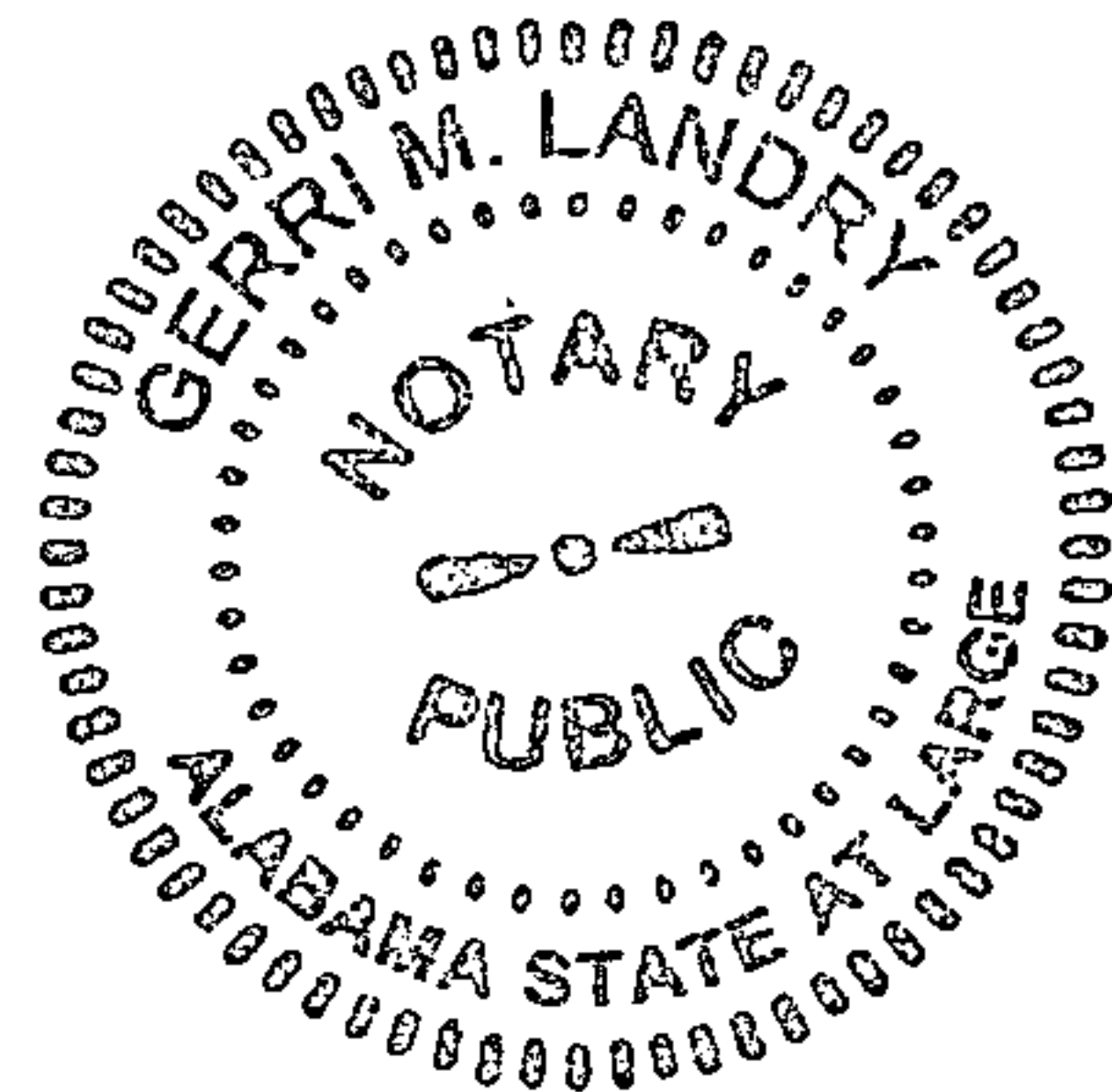
GIVEN under my hand and seal, this the 31st day of March, 2026.



C. GIFFORD BRIDENBAUGH

**STATE OF ALABAMA
COUNTY OF CHILTON**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **C. GIFFORD BRIDENBAUGH**, 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 31st day of March, 2026.




NOTARY PUBLIC
My Comm. Exp.: 0/24/2027

Shelby County, AL 04/01/2026
State of Alabama
Deed Tax: \$181.50



20260401000093860 2/4 \$212.50
Shelby Cnty Judge of Probate, AL
04/01/2026 08:59:35 AM FILED/CERT

Exhibit 'A'

Lot No. 17 in Block No. 6, according to J.H. Dunstan's Survey and map of the Town of Calera, Alabama, except the West 20 feet of said lot No. 17 in said Block No. 6. Said lot is also known as Lot No. 465, except 20 feet on the West side thereof, according to Dare's Survey and Map of the Town of Calera, Alabama, said lot having a frontage of 50 feet on the south side of Sixteenth Street and extending South of uniform width for a distance of 150 feet, there is excepted, however the East 6 inches of said Lot No. 17, and all being a part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 22, Range 2 West, in Shelby County, Alabama; also all right to use the East wall of the building located and situated on Lot 18 in Block 6 in the Township of Calera as conveyed to grantor herein pursuant to that certain Warrant Deed Jointly For Life With Remainder to Survivor as recorded in Book 225, Page 60 in the Probate Records of Shelby County, Alabama of which the grantor herein is the survivor as Jack Martin deceased and his estate duly probated in Shelby County, Alabama on March 2, 1990 as Shelby County Probate Court Case No. 28-287.

DEED _____
MORTG _____
REC _____
INDEX _____
D.R. FEE _____

estate, situated in Shelby County, Alabama, to wit.



20260401000093860 3/4 \$212.50
Shelby Cnty Judge of Probate, AL
04/01/2026 08:59:35 AM FILED/CERT

Parcel #: 28-5-21-1-004-045.000

Legal Description: SUBD1: MB: 00 PG: 000 SUBD2: MB: 00 PG: 000 P LOT:
S LOT: MISC1: RB 229 PG 187&189;RB 234 PG 795;RB 391 P 840;PER
WILL(2001) P BLK: 000 S BLK: 000 MISC2: S: 21 T: 22S R: 02W S: 00 T: 00 R:
00 S: 00 T: 00 R: 00 SEC: 00 LOT DIM: 23.20 BY 150.00 ACREAGE: 0.079 SQ FT:
3480.0000 * METES & BOUNDS * COM INTER CENTERLINES L & N RR &
SOUTHER RR, S ALG L & N RR ROW 320.1 W198.55 TO POB; S150 E23.2 N150
W23.2 TO POB. TAX SALE1: SOLD 5/14/2003 FROM STANBERRY MARY
FULTON DOC #43-374



20260401000093860 4/4 \$212.50
Shelby Cnty Judge of Probate, AL
04/01/2026 08:59:35 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama

Grantor's Name C Gifford BRADEN
Mailing Address 1774 CO RD 107
RANDOLPH AL 36792

Grantee's Name ROY BINKERD
Mailing Address 77 PORT DR
SHELBY AL 35143

Property Address 10842, 10848, 10854, 10860
Hwy 25 CALERA AL
35070

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 181,995.00

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

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 4.7.26

Print ROY T BINKERD

Unattested

(verified by)

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