

This instrument was prepared by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Rickey Glenn Porter
5252 Hwy 47
Shelby AL 35143

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE Dollar and 00/100 (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Shannon Ashton, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Rickey Glenn Porter** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

The above described property constitutes no part of the homestead of the Grantor.

Grantor herein is an heir at law of Alvis Louie Armstrong, having died on January 1, 2017 and an heir at law of Jeffery Loyd Armstrong, having died on November 8, 2018.

This Deed was prepared from data furnished by the Grantee. 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.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 2 day of May, 2019.

Shannon Ashton
Shannon Ashton

STATE OF ALABAMA
COUNTY OF Mobile

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shannon Ashton**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 2nd day of May, 2019.

Jane B. Catton
Notary Public
My Commission Expires: 2/26/20

Shelby County, AL 08/13/2019
State of Alabama
Deed Tax: \$20.50



20190813000293380 1/3 \$41.50
Shelby Cnty Judge of Probate: AL
08/13/2019 02:02:37 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

All of Lots 1, 2, 3, and part of Lots 12, 13, 14, 15, 16, 17, and 18, of Block 138, in the Town of Shelby, according to E.S. Safford's Map of Shelby of 1819, as recorded in Map Book 3, Page 38 and 47, in the Office of Probate of Shelby County, Alabama, and being more particularly described as follows:
Commence at a set iron rod at the intersection of the West right of way margin of Seventh Street with the North right of way margin of Fourth Avenue, said point also being the Southeast corner of Lot 18 of Block 138 of said subdivision; thence run in a Westerly direction along said North right of way margin for a distance of 150.00 feet to a set iron rod at the Southwest corner of Lot 13 of said Block 138; thence with an interior angle left of 90 degrees 14 minutes run in a Northerly direction for a distance of 120.00 feet to a set iron rod, said point being the point of beginning; thence with an interior angle left of 269 degrees 46 minutes run in a Westerly direction for a distance of 25.00 feet to a set iron rod on the South right of way margin of the abandoned Heart of Dixie Railroad; thence with an interior angle right of 38 degrees 45 minutes, run in a Northeasterly direction along said South right of way margin for a distance of 159.75 feet to a set iron rod; thence, with an interior angle left of 51 degrees 29 minutes, run in a Southerly direction for a distance of 80.00 feet to a set iron rod; thence with an interior angle left of 269 degrees 46 minutes, run in an Easterly direction for a distance of 50.00 feet to a set iron rod on the West right of way margin of Seventh Street; thence, with an interior angle left of 91 degrees 41 minutes, run in a Southerly direction along said West right of way margin for a distance of 20.01 feet to a set iron rod; thence with an interior angle left of 88 degrees 19 minutes run in a Westerly direction for a distance of 150.50 feet to the point of beginning.

Lots Nos. 4 and 5 in Block 138, according to Safford's Survey of the Town of Shelby, as recorded in the office of the Probate Court of said County.



20190813000293380 2/3 \$41.50
Shelby Cnty Judge of Probate, AL
08/13/2019 02:02:37 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 Shannon Ashton
Mailing Address 2367 Willowsdale St
Mobile, AL 36685

Grantee's Name Rickey Glenn Porter
Mailing Address 5252 Hwy 47
Shelby, AL 35143

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,500.00

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

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 _____

Print Mike T. Atkinson

Unattested _____

Sign Mike T. Atkinson

Verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

