

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid to the undersigned Grantor, J. STEVEN MOBLEY, a married man, dealing in his sole and separate property, by TERRY J. ROY and DEBRA G. ROY, a married couple as joint tenants with right of survivorship, as Grantee, the receipt of which is hereby acknowledged, the said J. STEVEN MOBLEY has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, remise, release and forever quitclaim unto TERRY J. ROY and DEBRA G. ROY, their successors and assigns, all the right, title, interests, claim or demand which the said Grantor has, or may have had, in and to the following described real property situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE
(THE "PROPERTY")**

SUBJECT, HOWEVER, to any and all easements, restrictions, and rights of way, if any, of record in the Office of the Judge of Probate of Shelby County, Alabama, which affect said Property.

The Property does not constitute the homestead of Grantor or Grantor's spouse.

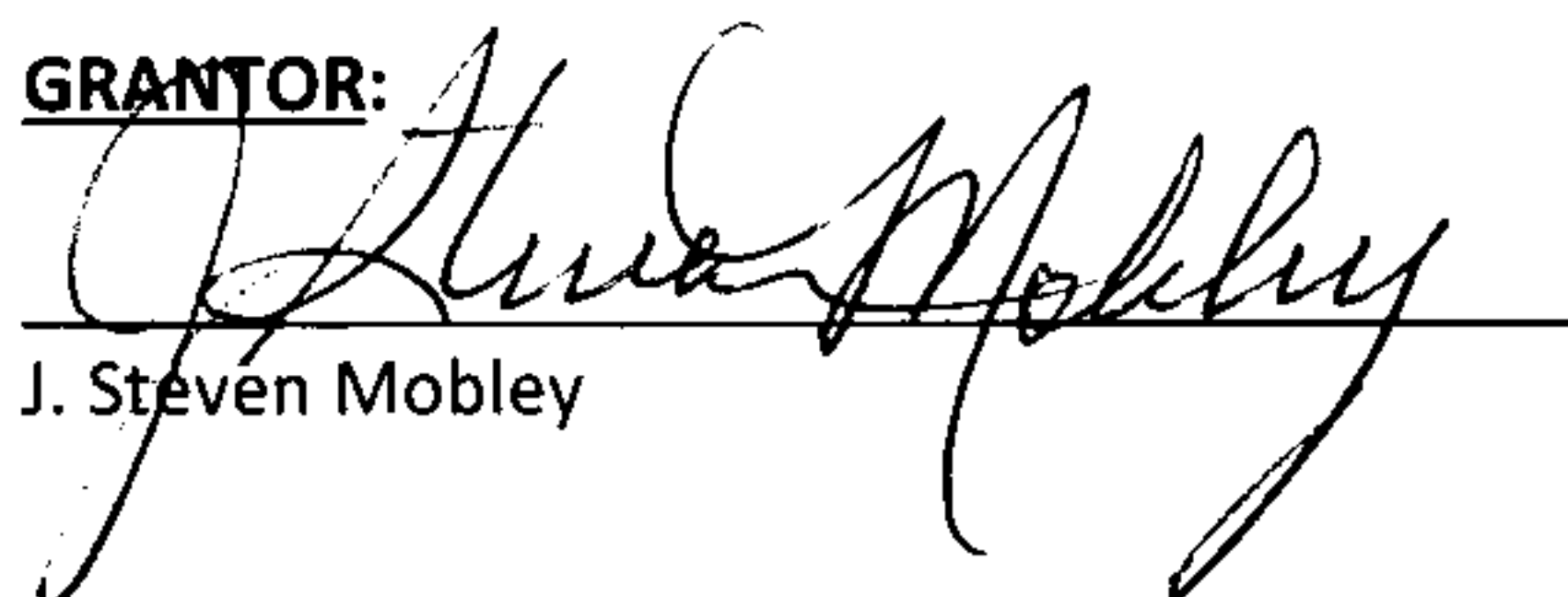
Together with all and singular the tenements, hereditaments, mineral rights and appurtenances thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law and in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described Property, together with the appurtenances, unto the said Grantee, their successors and assigns, forever. Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal on this 17th day of April, 2019.


20190823000310040 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
08/23/2019 09:16:48 AM FILED/CERT

GRANTOR:


J. Steven Mobley

Shelby County, AL 08/23/2019
State of Alabama
Deed Tax: \$11.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **J. Steven Mobley**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of April, 2019.

Leisa H. Roberts
NOTARY PUBLIC
My Commission Expires: 3-29-21

[NOTARY SEAL]

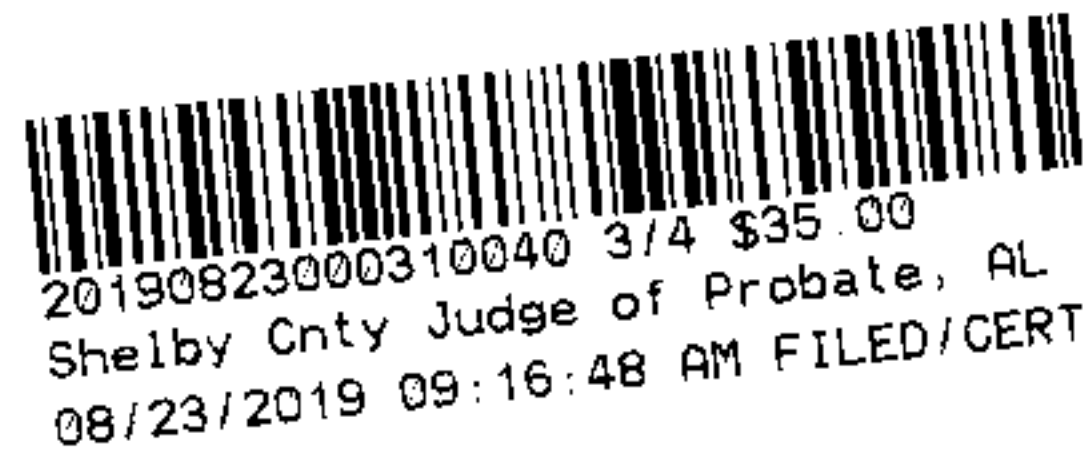

20190823000310040 2/4 \$35.00
Shelby Cnty Judge of Probate. AL
08/23/2019 09:16:48 AM FILED/CERT

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 21; thence S87°34'09"E along the southerly line of said 1/4-1/4 section a distance of 609.34'; thence N46°16'19"E a distance of 70.93' to the Point of Beginning; thence N 46°16'19" E a distance of 279.12'; thence N 89°23'42" W a distance of 232.21'; thence S 08°52'24" E a distance of 174.23' to the Point of Beginning.

Containing 0.52 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name J. Steven Mobley
Mailing Address 2101-4th Ave. So.
Ste. 200
Birmingham, AL 35233

Grantee's Name Terry J. + Debra G. Roy
Mailing Address 2849 Helena Rd
Helena, AL 35080

Property Address Attached legal
description

Date of Sale 4-17-19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 10,890

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 _____

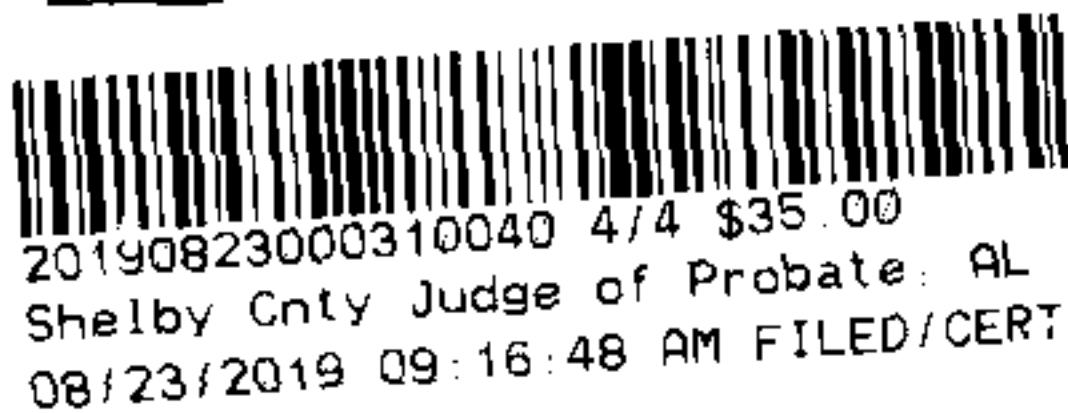
Print _____

Unattested _____

Sign _____

erified by)

(Grantor) Grantee/Owner/Agent) circle one



Form RT-1