

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that MARY REBECCA BATES a single woman, hereinafter called the "Grantor", for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by BENJAMIN AB IRWIN, a married man, hereinafter called the "Grantee", the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, does this day hereby REMISE, RELEASE, QUITCLAIM, AND CONVEY unto the said Grantee, in fee simple, forever, all that real property situated in the County of Shelby, State of Alabama, described as follows, to wit:

COM SW COR SW ¼ NW ¼ N434 E630 N255 to POB NWLY 105 WLY105 SWLY150 NELY200 to POB.

TO HAVE AND TO HOLD to said GRANTEE forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the 6<sup>th</sup> day of October, 2020

*Mary Rebecca Bates*  
MARY REBECCA BATES

STATE OF AL )  
COUNTY OF Houston )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARY REBECCA BATES 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 said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6<sup>th</sup> day of October, 2020


Shelby County, AL 10/13/2020  
State of Alabama  
Deed Tax: \$42.50

*Whitney York Fisher*  
Notary Public  
My Commission Expires: 4/30/2020

**Grantor's Address:**  
Mary Rebecca Bates  
116 Marilyn Ave  
Fair Hope, AL 36532

**Grantee's Address:**  
Benjamin AB Irwin  
163 West Main Street  
Dothan, AL 36301

WHITNEY YORK FISHER  
NOTARY PUBLIC  
STATE OF ALABAMA

  
20201013000464710 1/3 \$70.50  
Shelby Cnty Judge of Probate, AL  
10/13/2020 01:33:48 PM FILED/CERT

**This instrument prepared by:  
Cherry & Irwin, P.C.  
163 West Main Street  
Dothan, AL 36301  
334-793-1000**



20201013000464710 2/3 \$70.50  
Shelby Cnty Judge of Probate, AL  
10/13/2020 01:33:48 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 Mary Rebecca Bates  
Mailing Address 116 Marilyn Ave.  
Fairhope, AL 36532

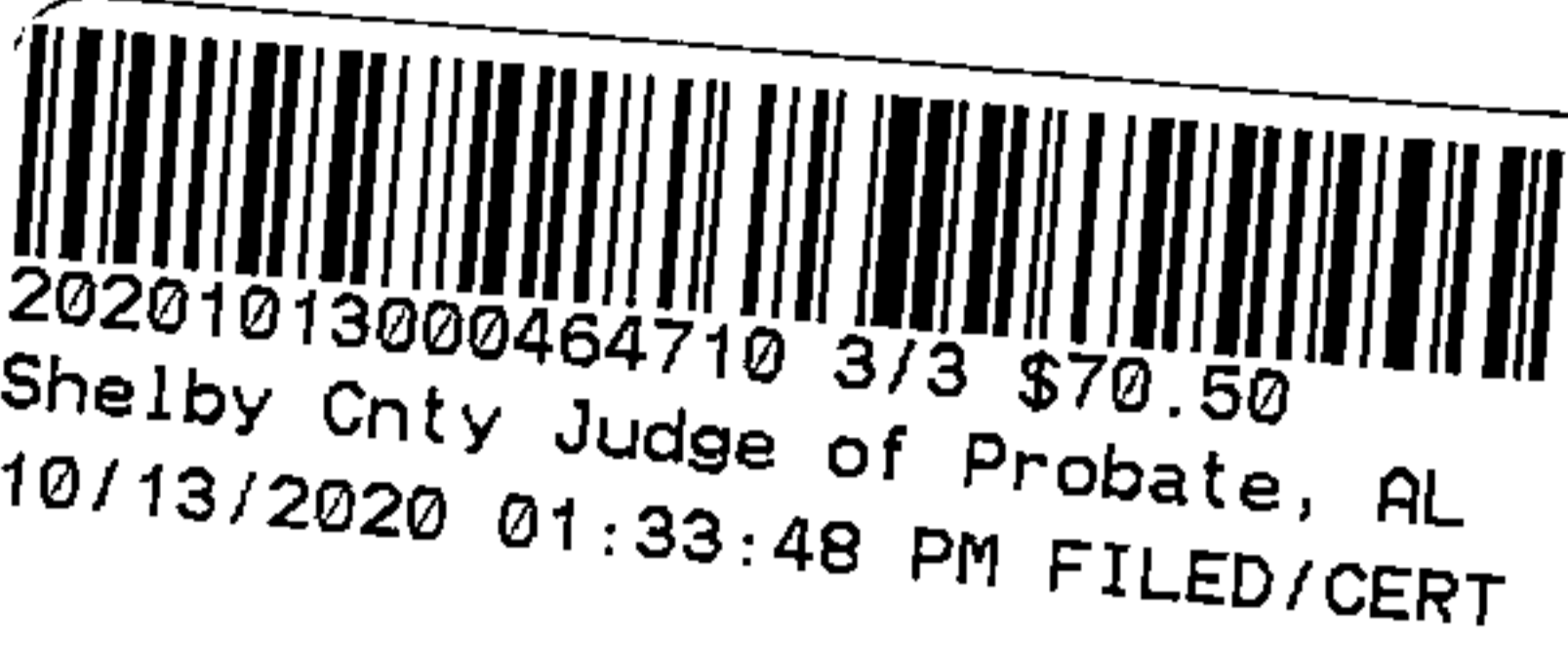
Grantee's Name Benjamin Ab Irwin  
Mailing Address 427 Coby Dr.  
Opark, AL 36360

Property Address Parcel#: 23101  
2003 016.000

Date of Sale 10/6/20  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 42,480.00



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 Tax records

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.

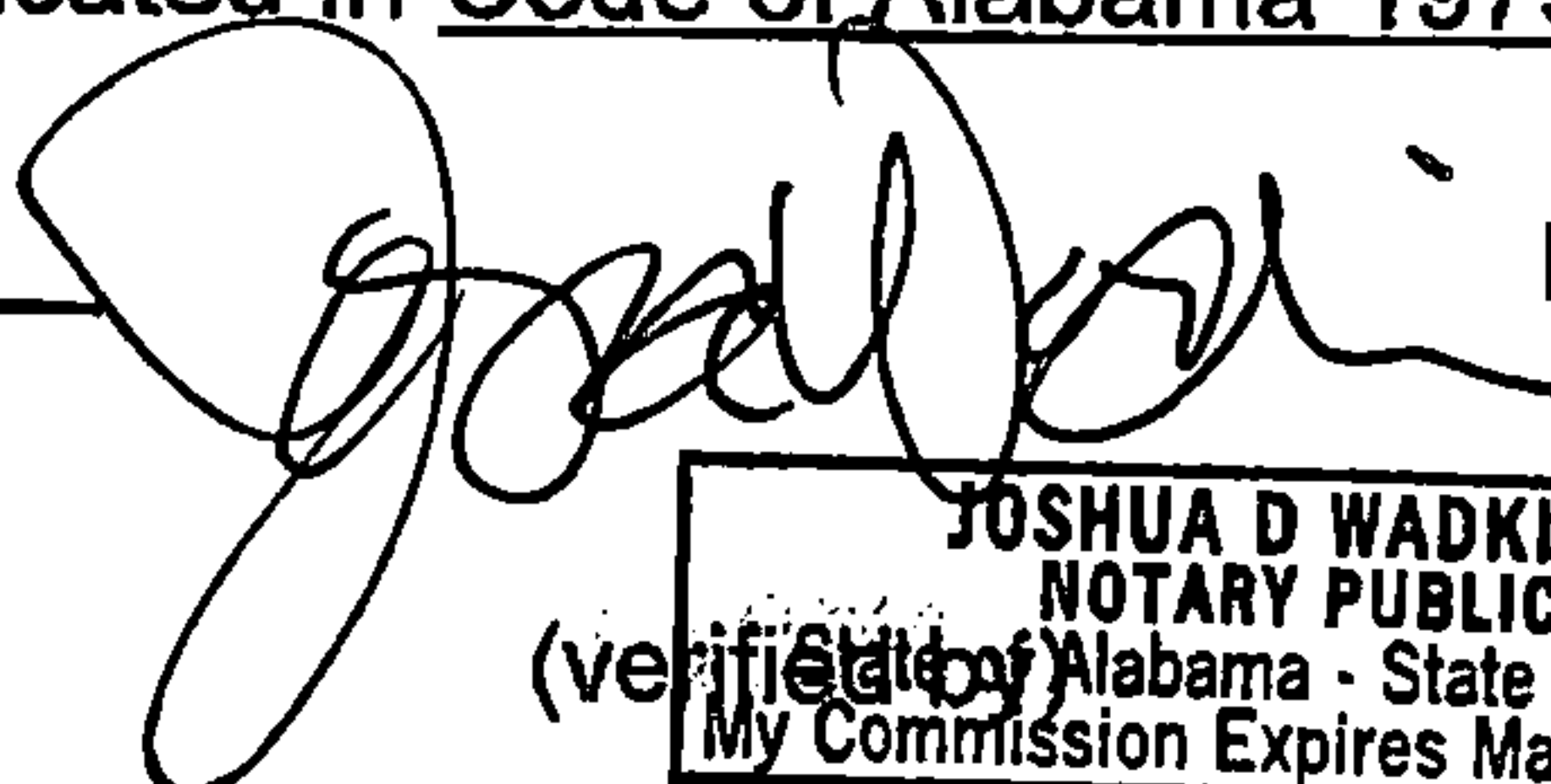
Date of Sale - the date on which interest to the property was conveyed.

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.

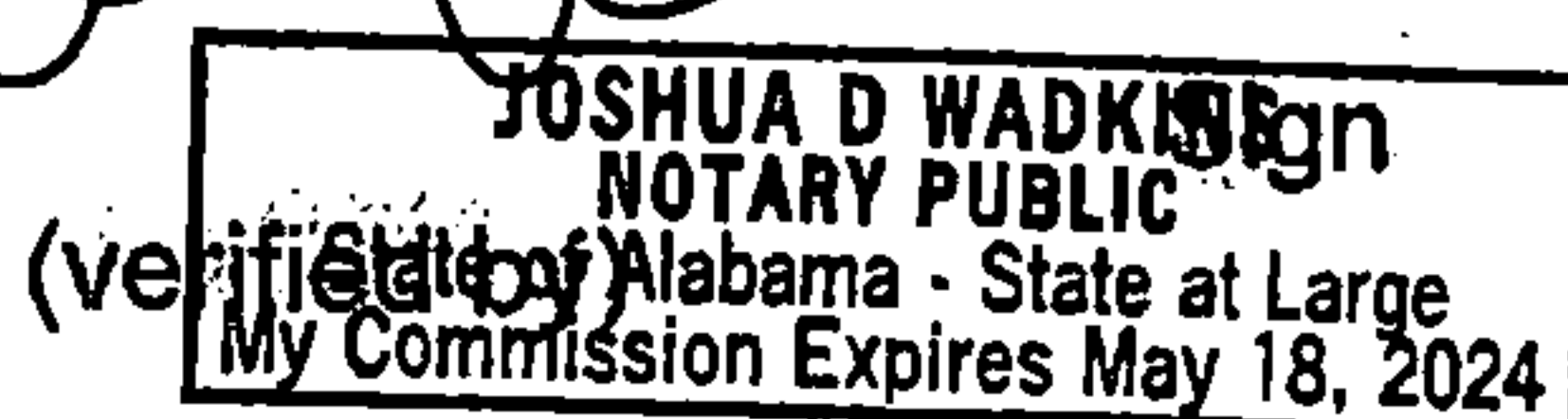
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 10/6/20  Print Benjamin Ab Irwin

Unattested



(Grantor/Grantee/Owner/Agent) circle one