

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 NE COR NE ¼ OF SW ¼ W 648.72 S 210 TO POB SW 470.4 (D) 410 (S) TO E ROW CO RD #61
SELY ALG ROW 60 NE 418.6 N 65 W 30 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 6th 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 6th day of October, 2020


20201013000464720 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
10/13/2020 01:33:49 PM FILED/CERT

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

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

WHITNEY YORK FISHER
NOTARY PUBLIC
STATE OF ALABAMA

Shelby County, AL 10/13/2020
State of Alabama
Deed Tax: \$7.50

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



20201013000464720 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
10/13/2020 01:33:49 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.
Dark AL 36360

Property Address Parcel # 16725
0 000 007.000

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

or
Actual Value \$ _____

or
Assessor's Market Value \$ 7,080.00



20201013000464720 3/3 \$35.50
Shelby Cnty Judge of Probate, AL
10/13/2020 01:33:49 PM FILED/CERT

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

Unattested

[Signature]
JOSHUA D WADKINS
NOTARY PUBLIC
State of Alabama State at Large
My Commission Expires May 18, 2024

Print Benjamin Ab Irwin

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