

20220617000243300 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
06/17/2022 08:35:42 AM FILED/CERT

Prepared by:
Mrs. Terry E. Bentley
42 Town Creek Apts
Columbiana, Alabama 35051

After Recording Return To:
Mr. Bobby L. Madison
43 Madison & Bentley Lane
Columbiana, Alabama 35051

SPACE ABOVE LINE FOR RECORDER'S USE

On June 16, 2022, the **GUARANTOR, Terry Elaine Bentley**, a married woman, for and in consideration of Five Hundred Dollars (\$500.00) and or other good and valuable considerations, do release and quitclaim to the **GRANTEE, Bobby Lewuan Madison**, a married man, the following described real estate, situated in the County of Shelby, State of Alabama.

Legal Description:
BEG SW COR SE 1/4 N 545' TO POB SELY 35' NELY 198.12' W 70' S 180' TO POB

Grantor does hereby sell as is, convey, release and quitclaim all of the Grantor's rights, titles, and interest in, and to, the above described property and premises to the Grantee, and to the Grantee heirs and assigns forever, so that neither Grantor not Grantor's heirs, legal representatives or assigns claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number 21 6 24 4 001 018.000

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year written above, being the same as, June 16, 2022.

Signed by:
Terry Elaine Bentley, Grantor

Bobby Lewuan Madison, Grantee

Terry Elaine Bentley
Signature

Bobby Lewuan Madison
Signature

General Acknowledgement

State of Alabama
Shelby County

I, Latonya Moore, a Notary Public in and for said County, in said State, hereby certify that Terry Elaine Bentley and Bobby Lewuan Madison whose said names are signed to the foregoing document, and whose identities have been proven by satisfactory evidence to me, that on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June A.D., 2022.

Latonya Moore
Notary Public

My commission expires on 4/5/26.

Shelby County, AL 06/17/2022
State of Alabama
Deed Tax: \$.50

Real Estate Sales Validation Form

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

Grantor's Name Terry Bentley
Mailing Address P O Box 266
Columbiana, AL 35051

Grantee's Name Bobby Madison
Mailing Address 43 Madison Bentley Ln.
Columbiana, AL 35051

Property Address 304 Old Hwy 25 East
Columbiana, AL 35051

Date of Sale 6-16-22
Total Purchase Price \$ 500.00
or
Actual Value \$
or
Assessor's Market Value \$

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 Quit Claim deed

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).

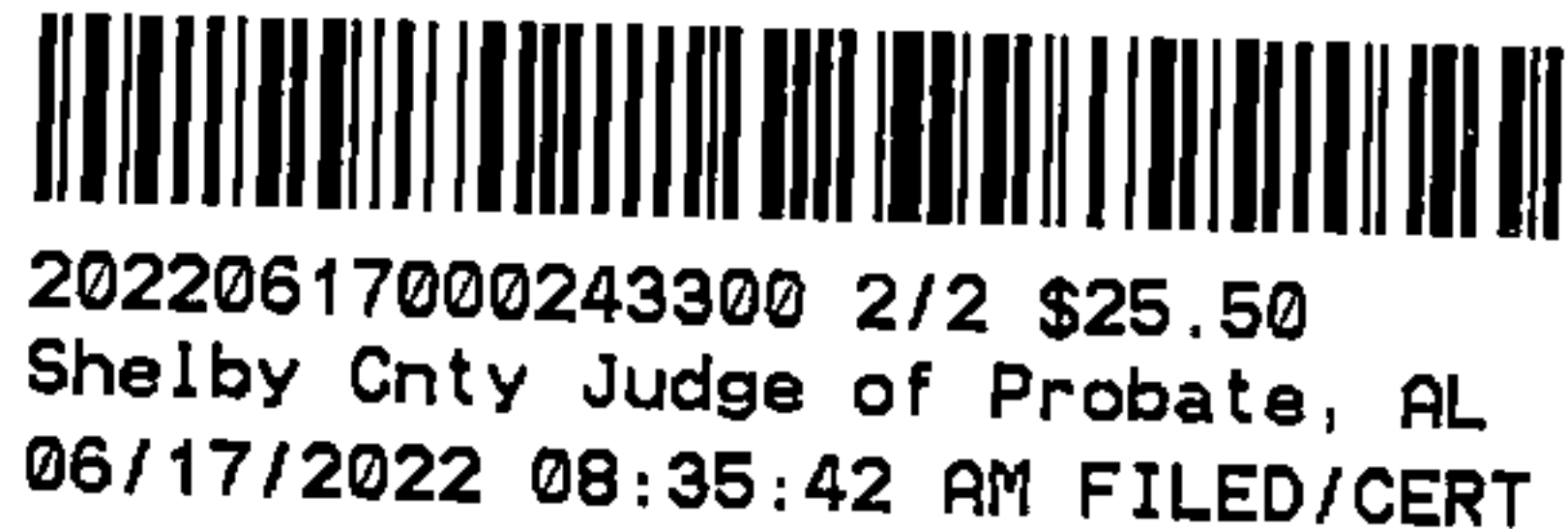
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-16-22

Print Bobby Madison

Unattested

Sign Bobby Madison
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Latoria Moore My Commission Expires 11/5/22