

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

James, Norman
3425 Pelham Parkway
Pelham, AL 3524

**STATE OF ALABAMA,
COUNTY OF SHELBY**

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIVE THOUSAND DOLLAR AND ZERO CENTS (\$5000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Martha J. Wilson, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **James Harmon** (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

Martha J. Wilson is the surviving spouse of Timothy E. Wilson, having died on October 3, 2022

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 15th day of Nov, 2023.


Martha J. Wilson

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Martha J. Wilson**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of Nov, 2023.

Notary Public
My Commission Expires: 9-1-25

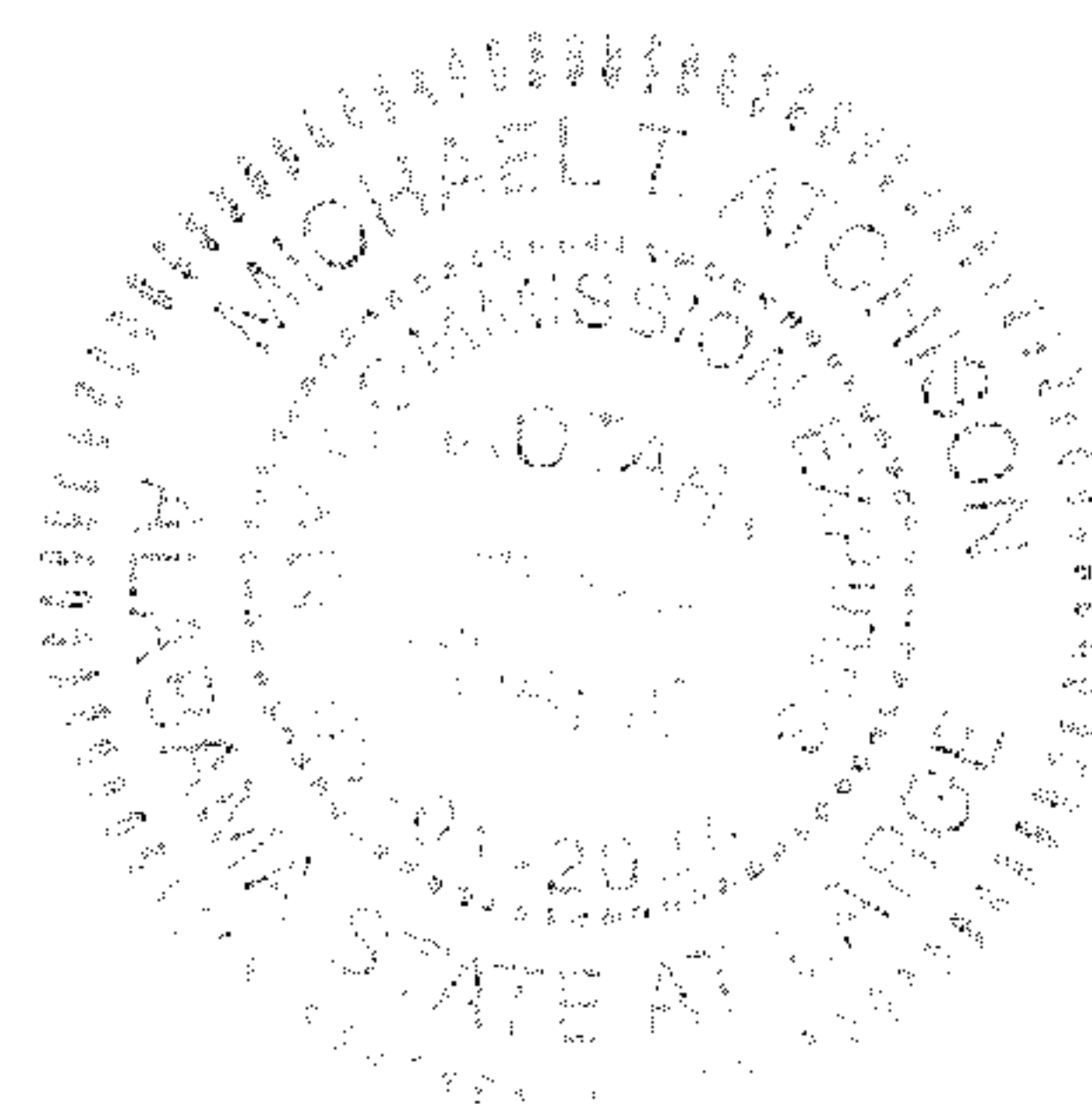


EXHIBIT A – LEGAL DESCRIPTION**PARCEL 1:**

A parcel of land situated in the N 1/2 of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Section, Township, and Range; thence North 88 degrees 20 minutes 07 seconds East, a distance of 1342.94 feet; thence South 01 degrees 33 minutes 53 seconds East, a distance of 193.63 feet; thence North 87 degrees 47 minutes 07 seconds East, a distance of 169.30 feet to the point of beginning; thence North 87 degrees 50 minutes 13 seconds East, a distance of 199.85 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 165.00 feet; thence South 85 degrees 55 minutes 21 seconds West, a distance of 200.21 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 171.69 feet to the point of beginning.

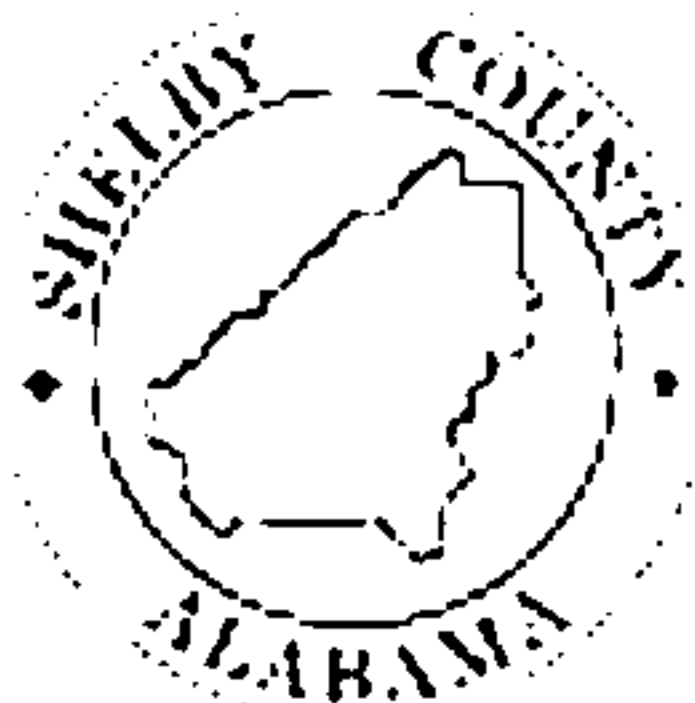
Together with a 60-foot construction easement over the West side of the following described tract of land:

PARCEL 2:

A parcel of land situated in the N 1/2 of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Section, Township, and Range; thence North 88 degrees 20 minutes 07 seconds East, a distance of 1342.94 feet; thence South 01 degrees 33 minutes 53 seconds East, a distance of 193.63 feet; thence North 87 degrees 47 minutes 07 seconds East a distance of 169.30 feet; thence North 87 degrees 50 minutes 13 seconds East, a distance of 199.85 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 165.00 feet to the point of beginning; thence continue along the last described course, a distance of 213.90 feet to a point on the Northerly right of way line of Mooney Road, said point also being the beginning of a non-tangent curve to the left, having a radius of 6064.89 feet, a central angle of 01 degrees 03 minutes 24 seconds and subtended by a chord which bears North 89 degrees 18 minutes 20 seconds West, and a chord distance of 111.84 feet; thence along the arc of said curve and said right of way line, a distance of 111.85 feet; thence South 88 degrees 44 minutes 32 seconds West and along said right of way line, a distance of 87.89 feet; thence North 00 degrees 00 minutes 00 seconds East and leaving said right of way line, a distance of 200.24 feet; thence North 85 degrees 55 minutes 21 seconds East, a distance of 200.21 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated October 12, 2004.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/15/2023 12:53:59 PM
 \$33.00 BRITTANI
 20231115000335140

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Martina J. Wilson
 Mailing Address PO Box 432
Wilsonville AL
35186

Grantee's Name James Harmon
 Mailing Address 3425 Pelham KENNY
Pelham, AL
35124

Property Address Columbian AVE
35051

Date of Sale 11-15-23
 Total Purchase Price \$ 5000.00
 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

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 11-15-23

Unattested

(verified by)

Print Mike T. Atchison
 Sign Mike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1