

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE THOUSAND DOLLARS AND ZERO CENTS (\$1,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Devon Wilbanks, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Terri Walton** (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

Grantor herein is the surviving heir of Kerry Wilbanks, having died September 23 2021.
Kerry Wilbanks was an heir of Doris Jean Wilbanks, having died 9-14-16.
No part of the homestead of the Grantor herein.
TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 22nd day of March, 2024.

Devon Wilbanks
Devon Wilbanks

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Devon Wilbanks**, 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 22nd day of March, 2024.
Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26

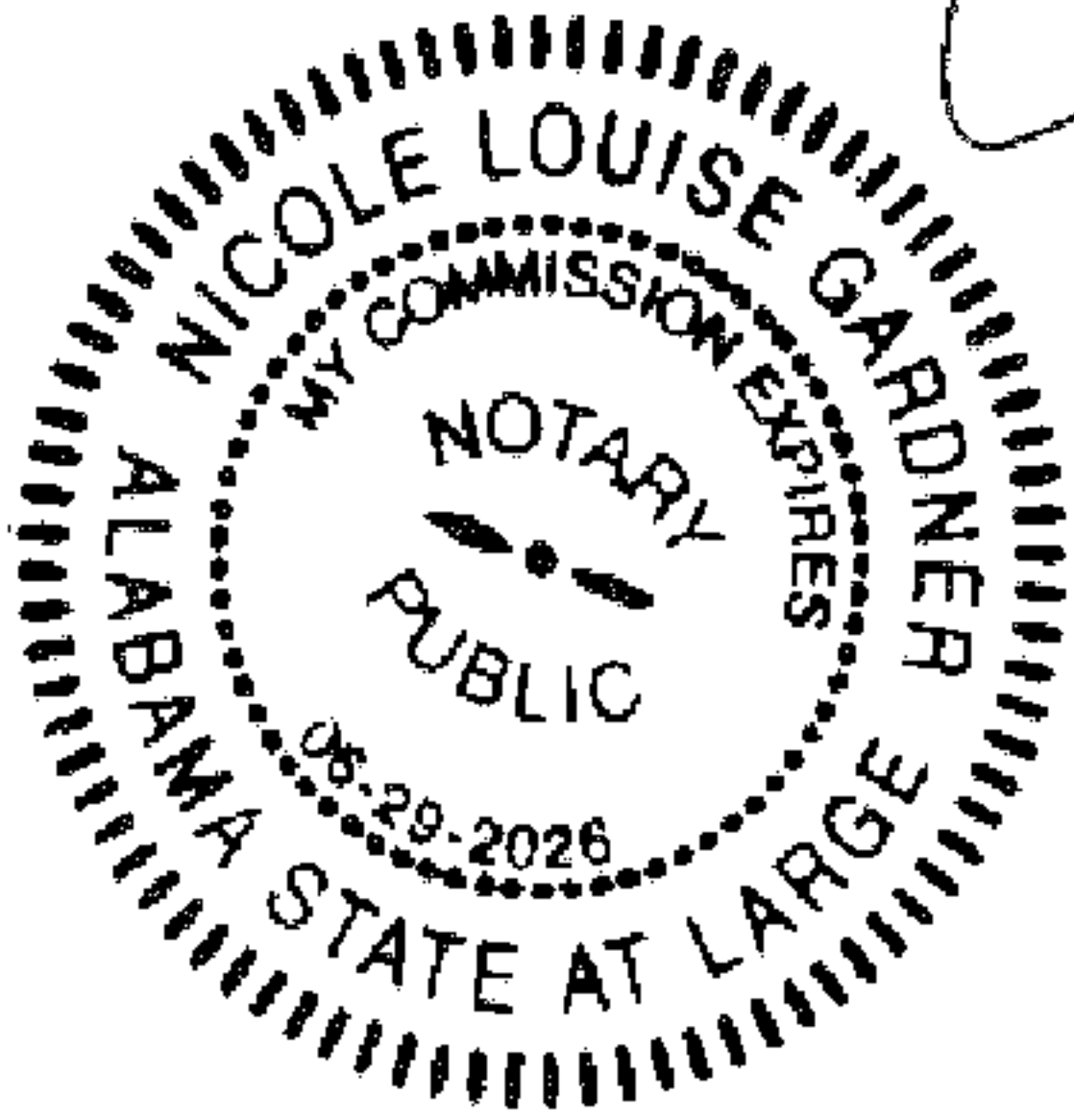


EXHIBIT A – LEGAL DESCRIPTION

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 160.55 feet; thence turn an angle of 90 deg. 05' 30" to the left and run a distance of 11.73 feet to a point on the West margin of a County road and North line of a 25 foot easement for a roadway and the point of beginning; thence continue in the same direction along the North line of said 25 foot easement a distance of 300.58 feet; thence turn an angle of 89 deg. 01' to the right and run a distance of 315.08 feet; thence turn an angle of 89 deg. 24' to the right and run a distance of 293.27 feet to the West margin of a road; thence turn an angle of 89 deg. 18' 29" to the right and run along the West margin of said road a distance of 323.39 feet to the point of beginning, situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 2.17 acres. Also, an easement for ingress and egress in favor of grantees, their heirs, successors and assigns forever over and along the hereinafter described property, the same being 12.50 feet on either side of a centerline described as follows, to-wit: Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 4.50 feet; thence turn an angle of 87 deg. 02' 05" to the right and run a distance of 148.23 feet to the point of beginning; thence turn an angle of 87 deg. 02' 05" to the left and run a distance of 780.36 feet; thence turn an angle of 60 deg. 44' 42" to the right and run a distance of 62.32 feet; thence turn an angle of 6 deg. 49' 53" to the right and run a distance of 125.00 feet to the South R.O.W. line of County Hwy. No 61 and the point of ending.

Less and Except property described in Inst. No. 1994-08848, Probate Office Shelby County, Alabama.

Less and Except property described as follow:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run Northerly along the East line of said 1/4 1/4 for 160.55 feet; thence turn an angle of 90 deg. 05 min. 30 sec. to, the left and run 132.29 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 180.02 feet to a point; thence turn an angle of 89 deg. 01 min. to the right and run 125.08 feet to a point; thence turn an angle of 89 deg. 24 min. to the right and run 180.00 feet to a point; thence turn an angle of 90 deg. 36 min. to the right and run 130.06 feet to the point of beginning.

Said parcel of land is lying in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East.

In accordance with survey dated February 26, 1994, of John Gary Ray/ Reg. P.E. & L.S. No. 12,295.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/29/2024 10:00:03 AM
 \$29.00 JOANN
 20240329000086220

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Devon Wilbanks
 Mailing Address 267 Fourth Rd
Chelsea AL
35043

Grantee's Name Terri Walton
 Mailing Address 125 Addison Drive
Calera AL
35040

Property Address 174 Hebb Rd
Wilsonville

Date of Sale 3-22-24
 Total Purchase Price \$ 1000.00

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 _____

Print Terri Walton

Unattested

Sign Terri Walton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1