

PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH

This instrument prepared by:
WILLIAM T. HARRISON
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20130502000179030 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
05/02/2013 12:12:02 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Brenda Johnson Garrett** does hereby releases, **quitclaim**, grant, bargain, sell and convey unto **James Everett Garrett**, all of her right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of above said 1/4-1/4, said point being the POINT OF BEGINNING; thence South 00 deg. 29 min. 12 sec. East, a distance of 532.19 feet; thence North 89 deg. 46 min. 03 sec. East, a distance of 442.20 feet; thence North 00 deg. 25 min. 22 sec. West a distance of 537.36 feet; thence South 89 deg. 05 min. 53 sec. West, a distance of 442.81 feet to the POINT OF BEGINNING.

Said parcel containing 5.43 acres, more or less.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 23rd day of May, 2012

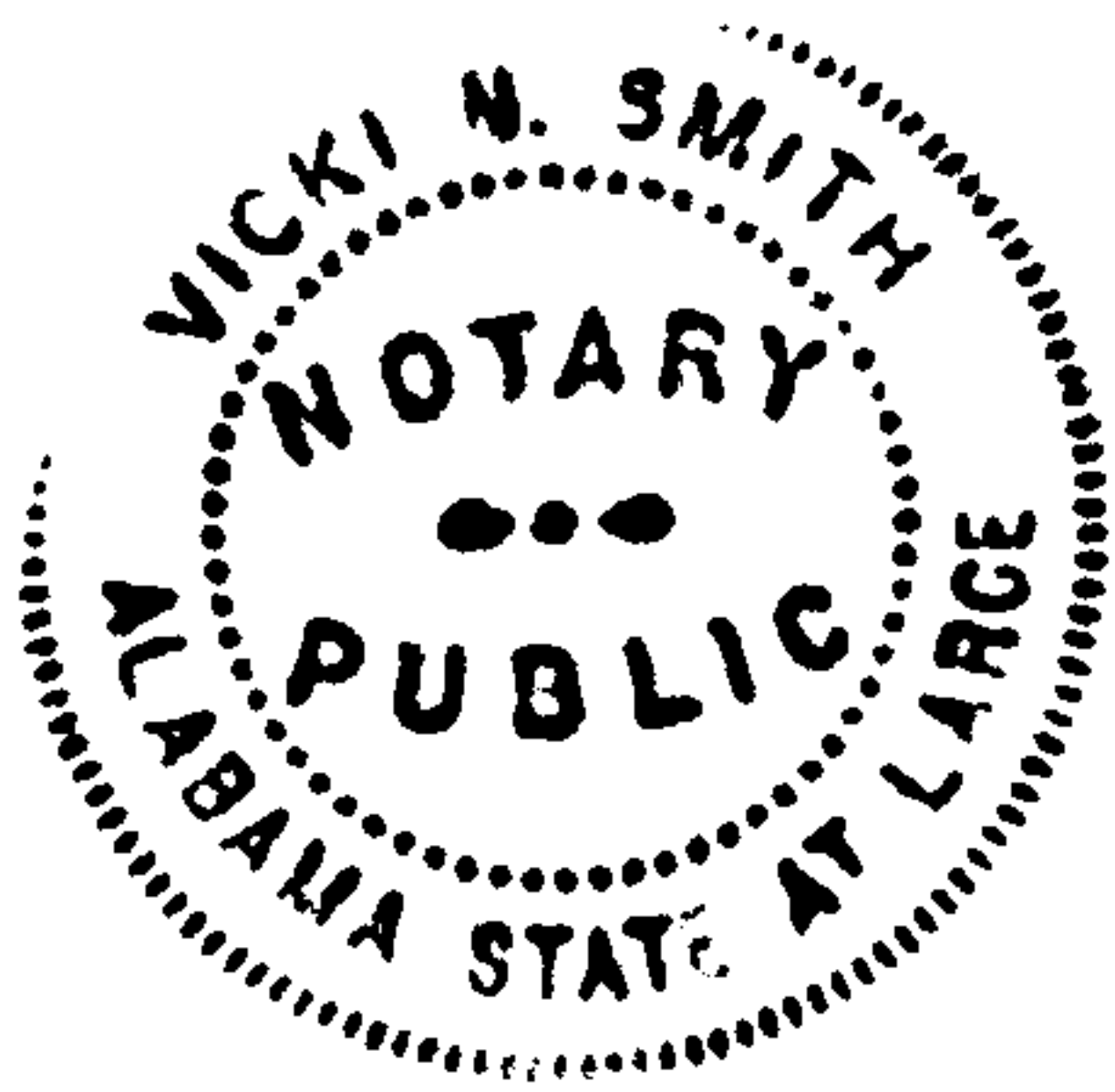
Brenda Johnson Garrett
BRENDA JOHNSON GARRETT

STATE OF ALABAMA
SHELBY COUNTY


ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brenda Johnson Garrett, whose name is 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2012



Vicki N. Smith
Notary Public
My Commission Expires: 3/23/15


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Real Estate Sales Validation Form

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

Grantor's Name Brenda Garrett
Mailing Address _____

Grantee's Name James Garrett
Mailing Address 380 Miller Farm Rd
35051

Property Address 380 Miller Farm Rd
Columbianna, AL 35051

Date of Sale 5/23/12

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 38,260

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 5/2/13

Print JAMES E. GARRETT

☒ Unattested R. Nelson
(verified by)

Sign James E. Garrett
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1