



20141017000328720 1/4 \$46.00  
Shelby Cnty Judge of Probate, AL  
10/17/2014 10:58:07 AM FILED/CERT

Recording requested by: \_\_\_\_\_

When recorded, mail to: \_\_\_\_\_

Name: Gary Clinkscales Sr.

Address: 1861 Hwy 57

City: Vincent

State/Zip: Alabama 35178

Space above reserved for use by Recorder's Office

Document prepared by:

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Property Tax Parcel/Account Number: \_\_\_\_\_

## Quitclaim Deed

This Quitclaim Deed is made on October 9, 2014, between  
Ernest M. Clinkscales and  
Ruby John Clinkscales, Grantor, of 1771 Hiway 57  
\_\_\_\_\_, City of Vincent, State of Alabama,  
and Gary Clinkscales Sr., Grantee, of 1861 Hiway 57  
\_\_\_\_\_, City of Vincent, State of Alabama.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at Hiway 57  
\_\_\_\_\_, City of Vincent, State of Alabama:

*SEE "EXHIBIT A" ATTACHED*

Shelby County, AL 10/17/2014  
State of Alabama  
Deed Tax: \$23.00

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Dated: October 9, 2014

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x Ruby John Clinkscales  
Signature of Grantor

Ernest M. Clinkscales  
Name of Grantor  
Signature

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Printed Name of Witness #1

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

State of Alabama County of Shelby  
On October 9, 2014, the Grantor, Ernest M. Clinkscales & Ruby John Clinkscales  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

William R. Justice  
Notary Signature




Notary Public,

In and for the County of Shelby State of Alabama

My commission expires: 9/12/15 Seal

Send all tax statements to Grantee.

**"Exhibit A"**

  
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Commence at an existing 5/8" round bar on the south line of Section 23, Township 18 South, Range 1 East and run along the south line of said Section S 89°53'27" W 167.68 ft. to a 1 3/8" round bar marking the corner of Sections 22, 23, 26 and 27 in said Township and Range; thence run N 41°32'01" E 67.51 ft. to the point of beginning; thence run N 41°32'01" E 93.69 ft.; thence run N 40°37'36" E 334.68 ft.; thence run N 40°51'10" E 620.84 ft.; thence run S 42°08'47" E 26.17 ft. to a point on the centerline of an old road; thence run along said centerline the following courses; S 30°48'49" W 91.80 ft.; S 19°28'48" W 62.55 ft.; S 02°24'35" W 53.70 ft.; S 16°35'37" E 134.64 ft.; S 30°05'36" E 59.67 ft. to a concrete ROW monument on the westerly right-of-way of Shelby County Road 57; thence leaving said right-of-way run N 89°58'06" W 150.00 ft.; thence run S 05°00'19" E 178.41 ft.; thence run S 89°58'06" E 150.00 ft. to a point on the westerly right-of-way of County Road 57, said point being on a curve to the right having a delta 11°59'05" and a radius of 1080.00 ft.; thence run along the arc of said curve 225.91 ft. (chord bearing = S 03°41'46" W, chord = 225.50 ft.); thence leaving said right-of-way run N 89°58'06" W 703.09 ft. to the point of beginning.

Containing 5.66 acres more or less.



## Real Estate Sales Validation Form

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

Grantor's Name Ernest M. Clinkscales  
Mailing Address Ruby John Clinkscales  
1711 Hiway 57  
Vincent Alabama - 35178

Grantee's Name Gary Clinkscales Sr.  
Mailing Address 1861 Hiway 57  
Vincent Alabama 35178

Property Address Hiway 57  
Vincent Alabama 35178

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

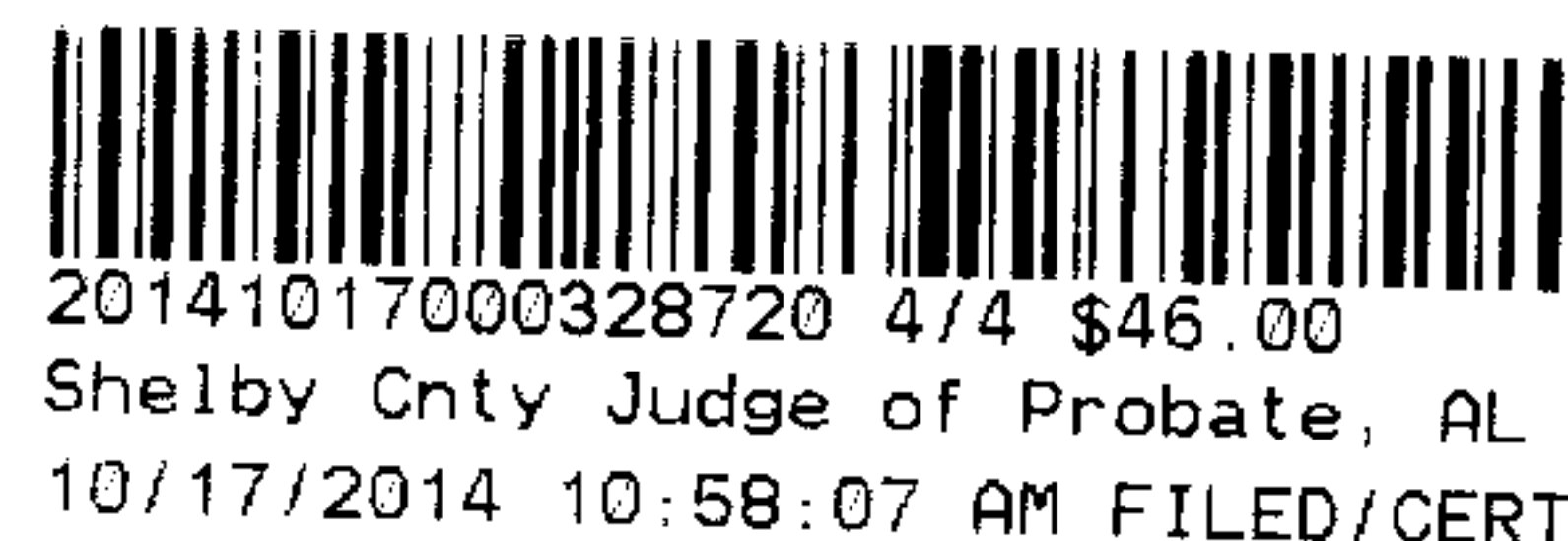
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 22,790

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 Oct 9, 2014

Print Gary Clinkscales Sr.

☐ Unattested

→ Sign Gary Clinkscales Sr.  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)