

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

After recording, return to:
Johnnie Boles Wallace
154 Shady Hill Drive
Montevallo, AL 35115

STATE OF ALABAMA,
SHELBY COUNTY



20150212000046480 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
02/12/2015 03:08:22 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN THOUSAND FIVE HUNDRED SIXTY Dollars and 00/100 (\$10,560.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Richard G. Williams, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Johnnie Boles Wallace** (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:

Commence at the Northeast corner of the SE ¼ of NW ¼ . Section 2, Township 24 North, Range 12 East and run in a Southerly direction along the East Line of said quarter-quarter Section a distance of 1250 44 feet to the North right of way line of Highway No. 25; thence turn an angle of 98 degrees 16 minutes to the right along said right of way line for a distance of 210.0 feet to the West side of a Public Drive; thence turn an angle of 81 degrees 44 minutes to the right for a distance of 630 feet to the point of beginning; thence continue along said West side of Public Drive for a distance of 210.0 feet; thence turn an angle of 81 degrees 44 minutes to the left and parallel to the North right of way line of said Highway No. 25 for a distance of 200.0 feet; thence turn an angle of 98 degrees 16 minutes to the left and parallel to the above said Public Drive for a distance of 210.0 feet; thence turn an angle of 81 degrees 44 minutes to the left for a distance of 200.0 feet to the point of beginning.

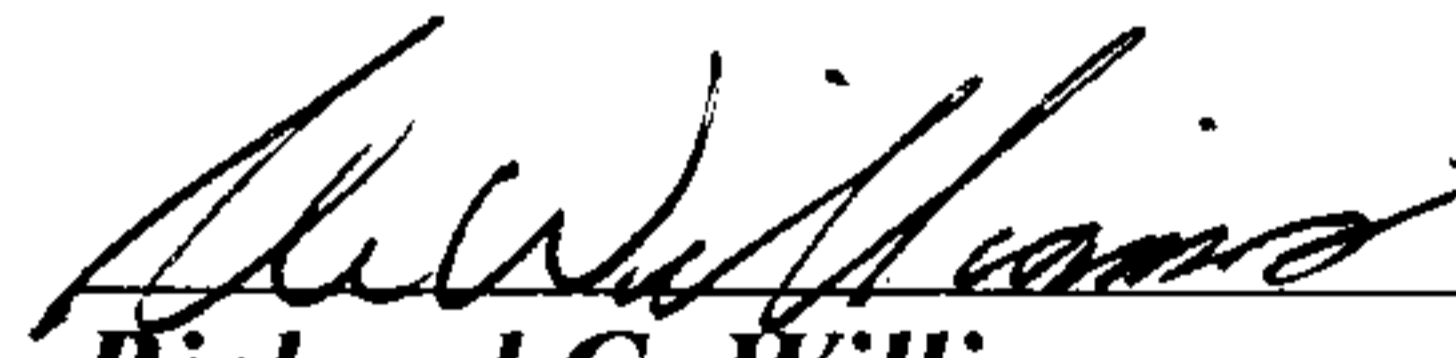
Also known as METES AND BOUNDS: BEG N 630' N R/W ST HWY 25 ON WR/W SHADY HILL DR SEC2 T24N R12E TH N 210'TH W200'TH S 210' TH E 200' TO POB

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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

Given under my hand and seal, this 4th day of February, 2015.

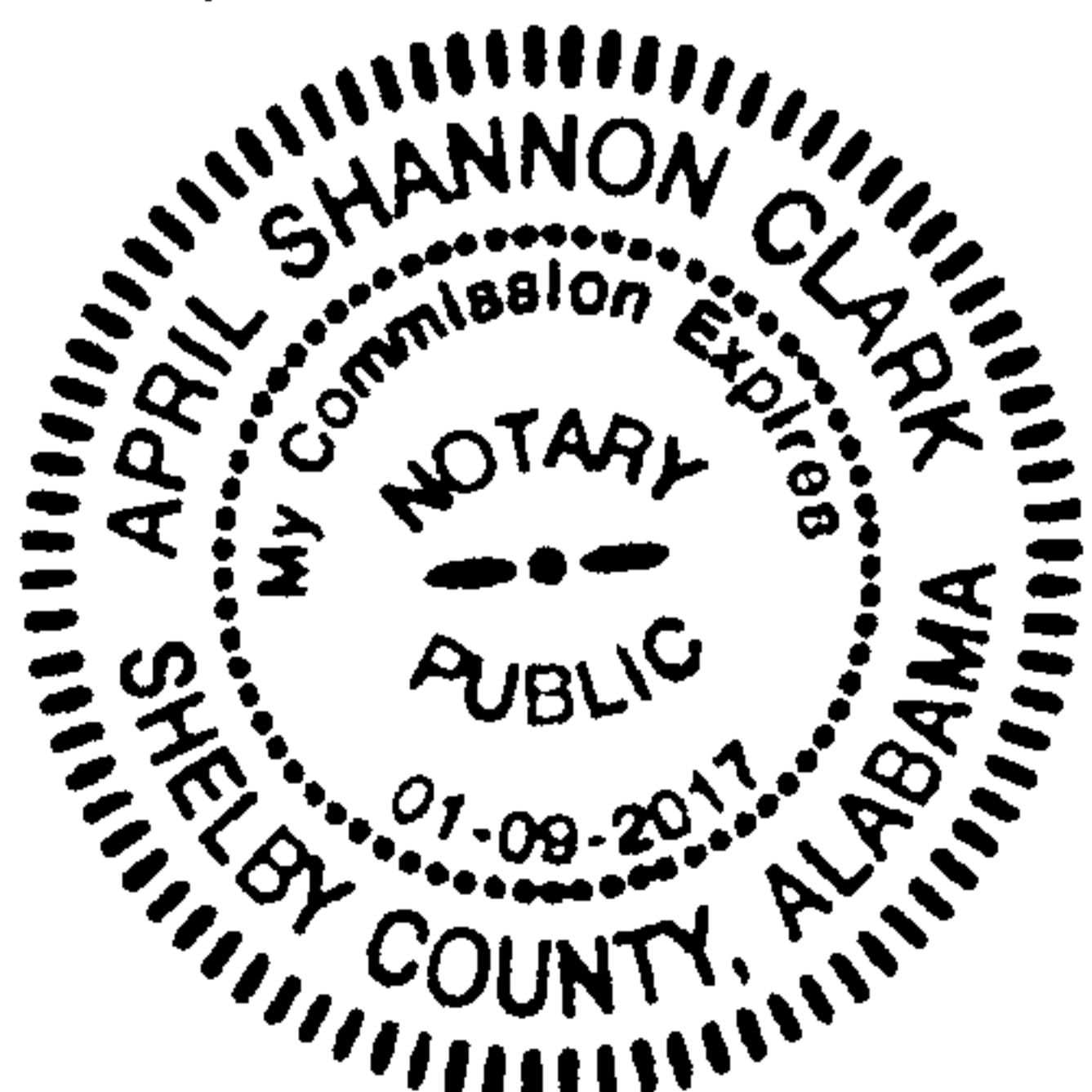

Richard G. Williams


Shelby County, AL 02/12/2015
State of Alabama
Deed Tax: \$11.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard G. Williams**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 4th day of February, 2015.




Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name Richard G. Williams
Mailing Address 317 Hwy 47 South, Columbiana, AL 35051
Property Address 154 Shady Hill Drive, Montevallo, AL 35115
Grantee's Name Johnnie Boles Wallace
Mailing Address 154 Shady Hill Drive, Montevallo, AL 35115
Date of Sale 2-4-2015
Assessor's Market Value \$10,560.00

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 tax value

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 of 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 2-4-2015

Print Mike I. Atchison

Unattested

AC (verified by)

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

