

This instrument was prepared without benefit of title evidence by:

William R. Justice  
P. O. Box 587  
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Gary Clinkscales, Sr., married (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Joshua S. Clinkscales (hereinafter called GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 23, Township 18 South, Range 1 East (South line of Section 23 bearing = N 89° 53' 27" E) and run N 41° 32' 01" E 67.51 feet to the point of beginning; thence continue N 41° 32' 01" E 93.69 feet; thence run N 40° 37' 36" E 334.88 feet; thence run S 01° 46' 08" W 324.60 feet; thence run N 89° 58' 06" W 270.15 feet to the point of beginning. Containing 1 acre, more or less.

Also included is a 30 foot wide ingress, egress, and utility easement the centerline of which is described as follows: Commence at the Southwest corner of Section 23, Township 18 South, Range 1 East and run N 41° 32' 01" E 67.51 feet; thence run N 48° 27' 59" W 15.00 feet to the point of beginning of said easement centerline; thence run along said centerline N 41° 32' 01" E 93.57 feet; thence run N 40° 37' 36" E 334.79 feet; thence run N 40° 51' 10" E 662.18 feet; thence run N 73° 33' 42" E 74.14 feet to the Westerly right-of-way (80 foot ROW) of Shelby County Road 57 and the end of said easement.

According to survey and plat by Charles R. Hatcher, PLS # 26958, dated March 16, 2015.

The above described property does not constitute any portion of the homestead of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

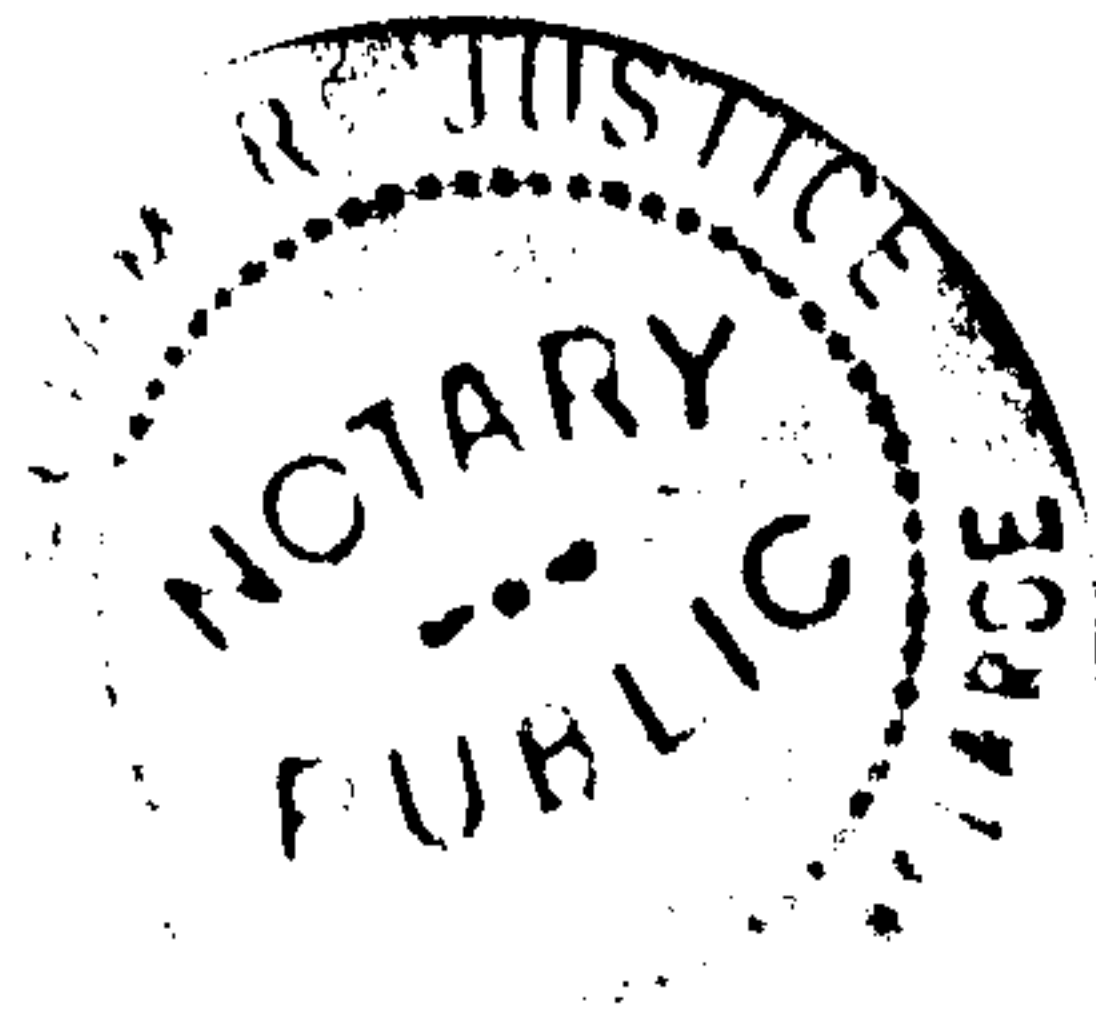
Given under the hand and seal of GRANTOR, this 13<sup>th</sup> day of April, 2015.

Gary Clinkscales, Sr.  
Gary Clinkscales, Sr.

THE STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Clinkscales, Sr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2015.



William R. Justice  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Gary Clinkscales, Sr.  
Mailing Address 1861 Hwy 57  
Vincent, AL 35178

Grantee's Name Joshua S. Clinkscales  
Mailing Address 1007 Brook Highland Ln.  
Birmingham AL 35242

Property Address Hwy 57  
Vincent, AL

Date of Sale 4-13-15  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 4,520.00

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

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 4-13-15

Print Gary Clinkscales, Sr.

☐ Unattested

Sign

Gary Clinkscales, Sr.

(verified by)

☒ Grantor ☐ Grantee/Owner/Agent circle one



20150422000129680 2/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/22/2015 09:38:11AM FILED/CERT

Form RT-1