


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

After recording, return to:
Milton Scott Jackson
Pamela Gail Hamaker
925 Ferro Ave
Bess AL 35020

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED


20150604000184940 1/3 \$79.00
Shelby Cnty Judge of Probate: AL
06/04/2015 09:51:35 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND ZERO CENTS (\$500.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Clifton Milton Jackson and Peggy Jackson, husband and wife**, hereby remises, releases, quit claims, grants, sells, and conveys to **Milton Scott Jackson and Pamela Gail Hamaker** (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" Legal Description

This document is being recorded to terminate the Life Estate of Clifton Milton Jackson and Peggy Jackson reserved in Instrument No. 2015041400011884, Probate Office of Shelby County, Alabama.

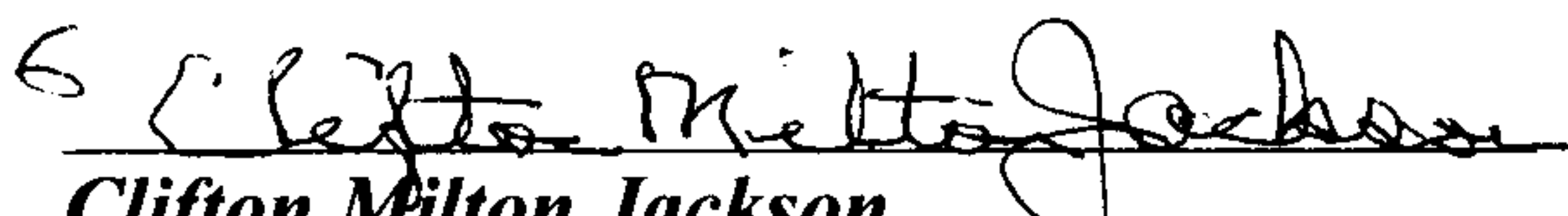
The above described property constitutes no part of the homestead of the Grantor.


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 11th day of May, 2015

Shelby County, AL 06/04/2015
State of Alabama
Deed Tax: \$59.00

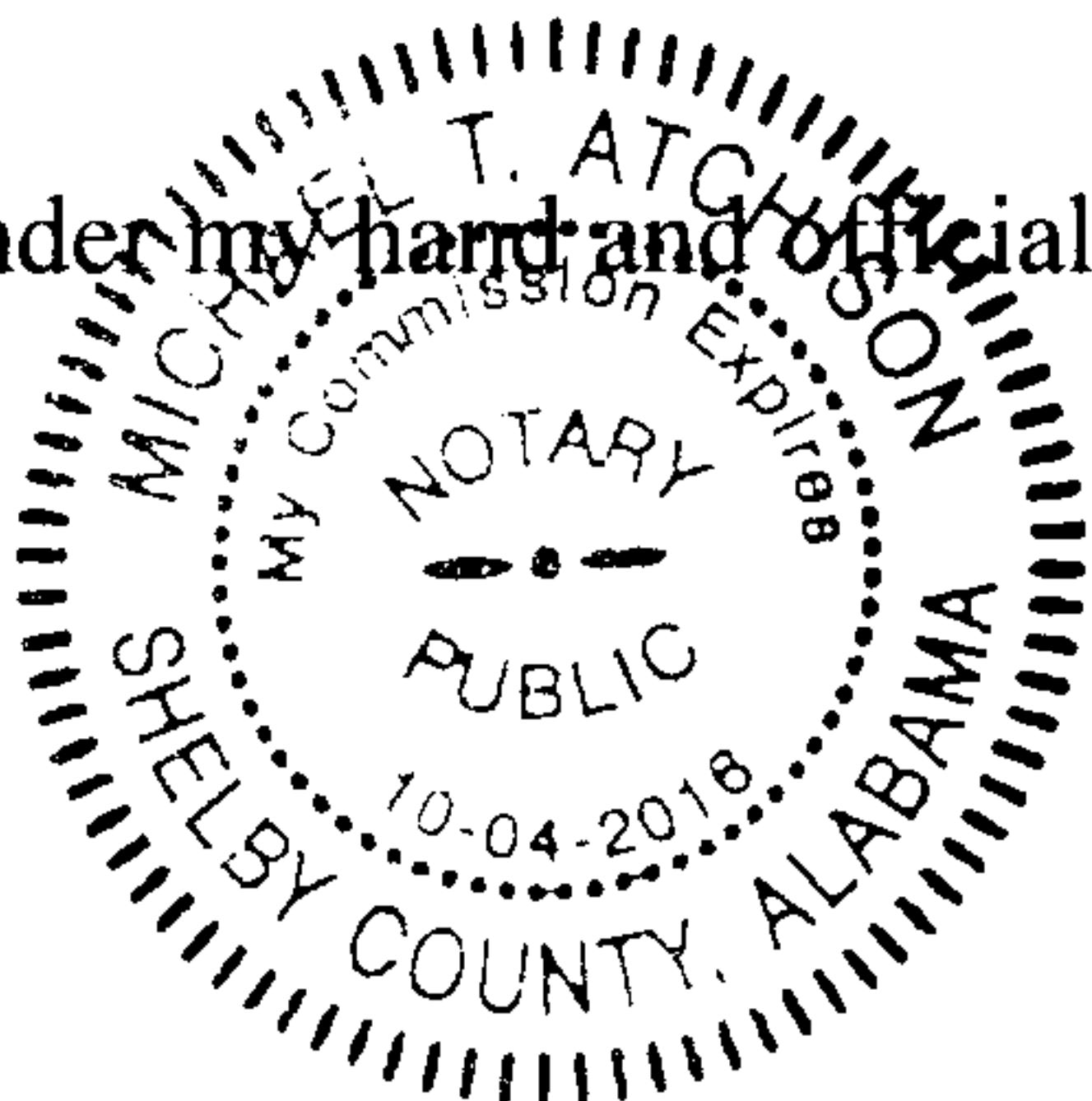

Clifton Milton Jackson


Peggy Jackson

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mike T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clifton Milton Jackson and Peggy Jackson**, 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 11th day of May, 2015.



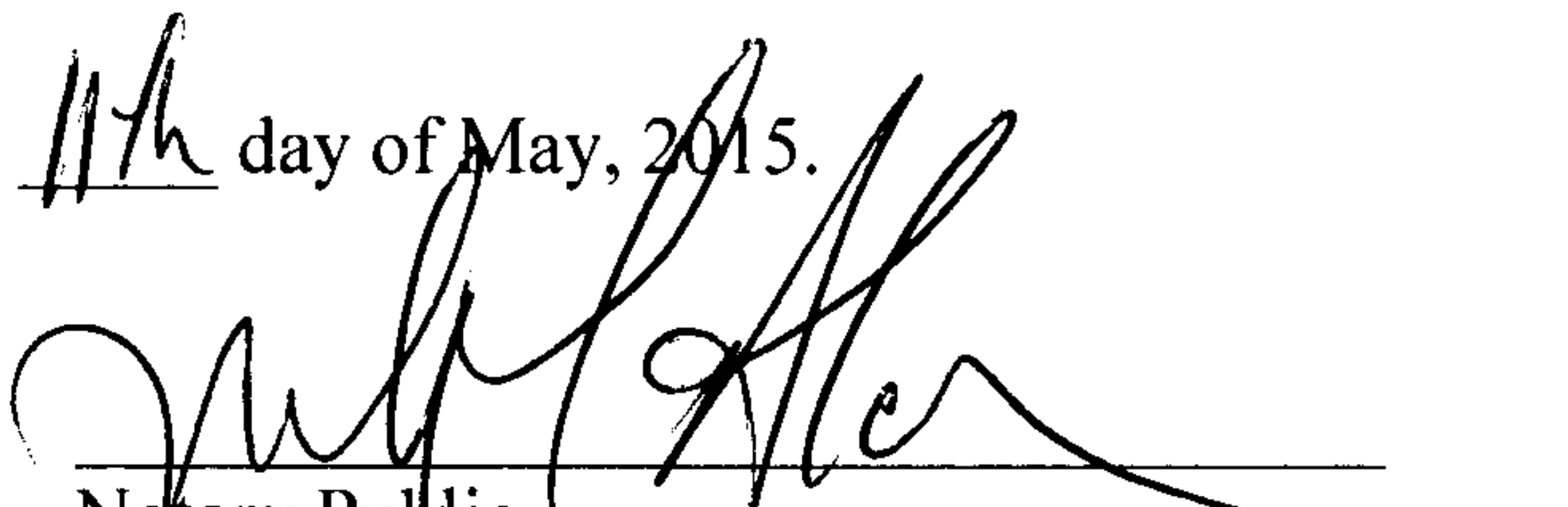


Notary Public
My Commission Expires: 10/4/2016

EXHIBIT "A"
LEGAL DESCRIPTION


20150604000184940 2/3 \$79.00
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Commence at the SE corner of Lot 21, Benson's Camp, as recorded in map Book 4, Page 28, in the Probate Office of Shelby County, Alabama; thence 13 degrees 41 minutes left from East line of said lot run 32.21 feet to the NW corner of Lot 11 and the Point of Beginning; thence 66 degrees 09 minutes 17 seconds left run easterly 39.67 feet to the NE corner of said Lot 11; thence 108 degrees 32 minutes 45 seconds right run southwesterly 125.58 feet, more or less, to the 397 contour of Lay Lake; thence run northwesterly along said contour the following described courses: 100 degrees 35 minutes 32 seconds right run 32.55 feet; thence 24 degrees 19 minutes 31 seconds right run 24.52 feet; thence 64 degrees 08 minutes 36 seconds right run 27.01 feet; thence 56 degrees 40 minutes 13 seconds left run 99.93 feet; thence leaving said contour 111 degrees 34 minutes 13 seconds right run 24.10 feet; thence 35 degrees 59 minutes 03 seconds right run southeasterly 83.32 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an undivided one-seventh interest in and to the following described property: Commencing at the Northwest corner of NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; thence run North 88 degrees 12 minutes East along the North boundary line of said 1/4-1/4 section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 0.00 degrees 06 minutes East a distance of 264.00 feet to the point of beginning of the lot herein described and conveyed; thence continue South 0.00 degrees 06 minutes East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5 as per said Map; thence run North 88 degrees 12 minutes East along the South side of said Lot No. 5 a distance of 8.00 feet; thence run North North 0.00 degrees 06 minutes West a distance of 6.00 feet; thence run South 88 degrees 12 minutes West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in SW corner of said Lot No. 5, being the lot on which the well is drilled. All being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Clifford M. Jackson
Mailing Address 907 Ferro Ave
Bess AL 35020

Grantee's Name M. H. S. Jackson
Mailing Address 925 Ferro Ave
Bess AL 35020

Property Address 63 Mayfly Lane
Shelby AL 35147

Date of Sale 5-11-2015
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 1/2 tax value \$59,000.00

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

Term of Life Estate

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 _____

Unattested

AC
(verified by)

Print

Sign

M. H. S. Jackson

M. H. S. Jackson

(Grantor/Grantee/Owner/Agent) circle one

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