

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

After recording, return to:

Wade H. Johnson
80 Johnson Dr. W
Chelsea AL 35043

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **SIX HUNDRED DOLLARS and 00/100 (\$600.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **William L. Patterson, a married man, Eva McNeal, a married woman, Terri Bearden, a married woman and Jeremy Barnett, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Wade H. Johnson and Della F. Johnson** (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 for Legal Description

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 2nd day of June, 2016.

William L. Patterson
William L. Patterson

Eva McNeal
Eva McNeal

Terri Bearden
Terri Bearden

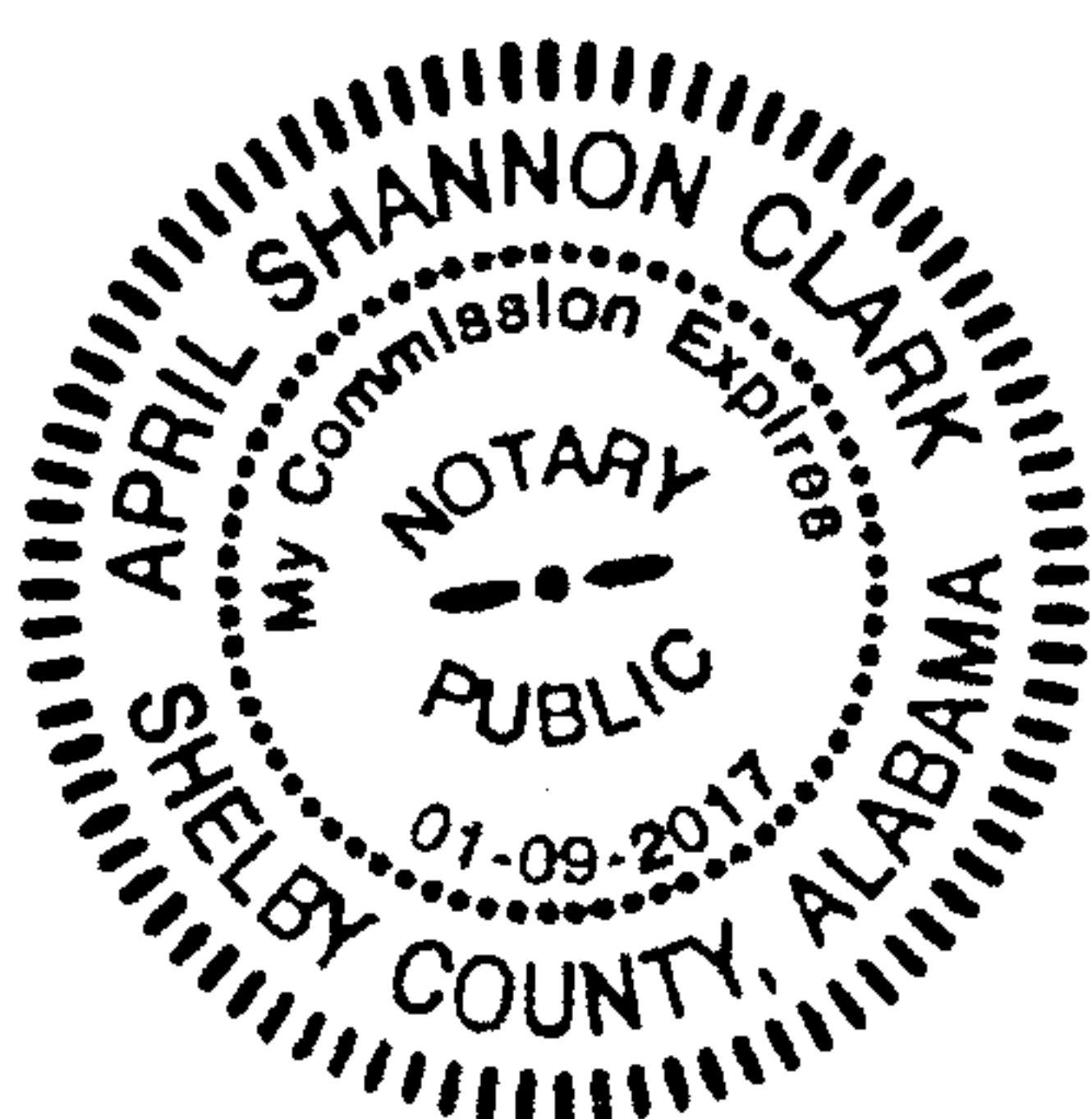
Jeremy Barnett
Jeremy Barnett

STATE OF ALABAMA
COUNTY OF SHELBY

20160602000189850 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/02/2016 02:01:01 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William L. Patterson, Eva McNeal, Terri Bearden and Jeremy Barnett**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 2nd day of June, 2016.




April Clark
Notary Public
My Commission Expires: 1-9-2017

EXHIBIT A – LEGAL DESCRIPTION

Legal Description for 30 foot strip.

Begin at the intersection of the east line of the southwest quarter of the southeast quarter (SW ¼ of SE ¼) of Section 26, Township 19 South, Range 1 West and the south line of the CSX Railroad right-of-way. thence run southwesterly along the railroad ROW for approximately 507, more or less to a point; thence turn left and run southerly, parallel to the east line of said quarter-quarter section for approximately 570 feet, more or less, to the south line of said quarter-quarter; thence turn left and run easterly along the south line of said quarter-quarter approximately 282 feet, more or less, to the north right-of-way line of Liberty Road; thence run northeasterly along the north ROW line of Liberty Road approximately 193 feet, more or less, to the east line of said SW ¼ of SE ¼; thence run westerly, parallel to the south line of said quarter-quarter, approximately 430 feet, more or less, to a point; thence turn right and run northerly, parallel to the east line of said quarter-quarter, approximately 510 feet, more or less, to a point; thence turn right and run northeasterly, parallel to the south ROW line of CSX Railroad, to the east line of the SW ¼ of SE ¼ ; Thence turn left and run northerly along the east line of said quarter- quarter to the point of beginning, less and accept any property in the Shelby County road right-of ways.

Being that property identified in the Shelby County Tax Assessors office as Parcel Number 09-7-26-0-002-049.000


20160602000189850 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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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 William Patterson Grantee's Name Wade H. Johnson
Mailing Address 4 Johnson Drive Mailing Address 80 Johnson Drive
Chelsea AL 35043 Chelsea AL 35043

Property Address Highway 26-19-1W Date of Sale 20 June 16
Acers Total Purchase Price \$ 60000
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement to correct title

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 20 June 16

Unattested _____
(verified by)

Print Mike T. Johnson
Sign Mike T. Johnson
(Grantor/Grantee/Owner/Agent) circle one



20160602000189850 3/3 \$23.00
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