

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

After recording, return to:
William S. Jones, Jr.
225 Cliff Overlook
Atlanta GA 30250

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **SIXTY FIVE THOUSAND THREE HUNDRED FIFTEEN DOLLARS and 00/100 (\$65,315.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Marilyn J. Russell, a Single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **William S. Jones, Jr.**(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 a half inch pipe in place accepted as the Northwest corner of Section 8, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning of the following described property; thence proceed North 89 degrees 55 minutes 12 seconds East along the North boundary of the northwest one-fourth for a distance of 1,280.40 feet to a 1/2" capped rebar in place located on the West right of way of Dead Hollow Road; thence proceed South 0 degrees 06 minutes 17 seconds East along the West boundary of said road for a distance of 1,310.19 feet to a set 1/2" capped rebar; thence proceed South 89 degrees 31 minutes 01 second West along the South boundary of the Northwest one-fourth of the Northwest one-fourth for a distance of 1,282.84 feet to a railroad rail in place accepted as the Southwest corner of Northwest one-fourth of the Northwest one-fourth; thence proceed North along the West boundary of Section 8 for a distance of 1,319.22 feet to the point of beginning. Situated in Shelby County, Alabama.

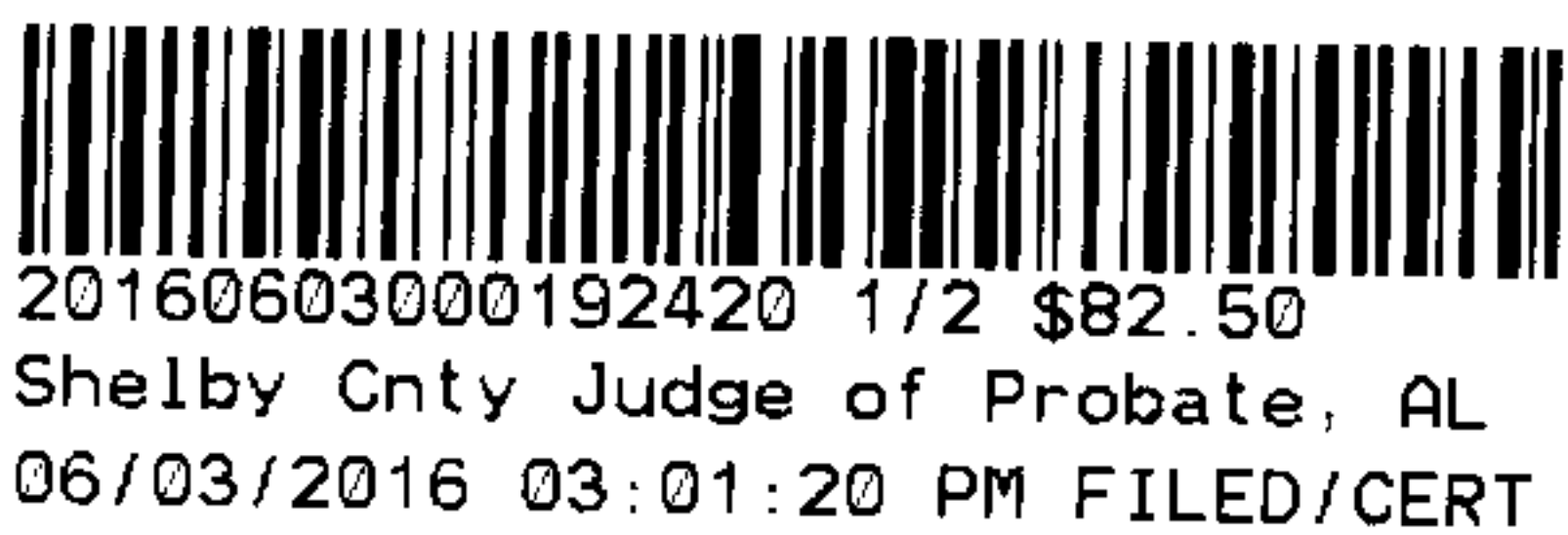
According to the survey of James M. Ray, Ala. Reg. No. 18383, dated May 3, 2016.

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 27th day of May, 2016.

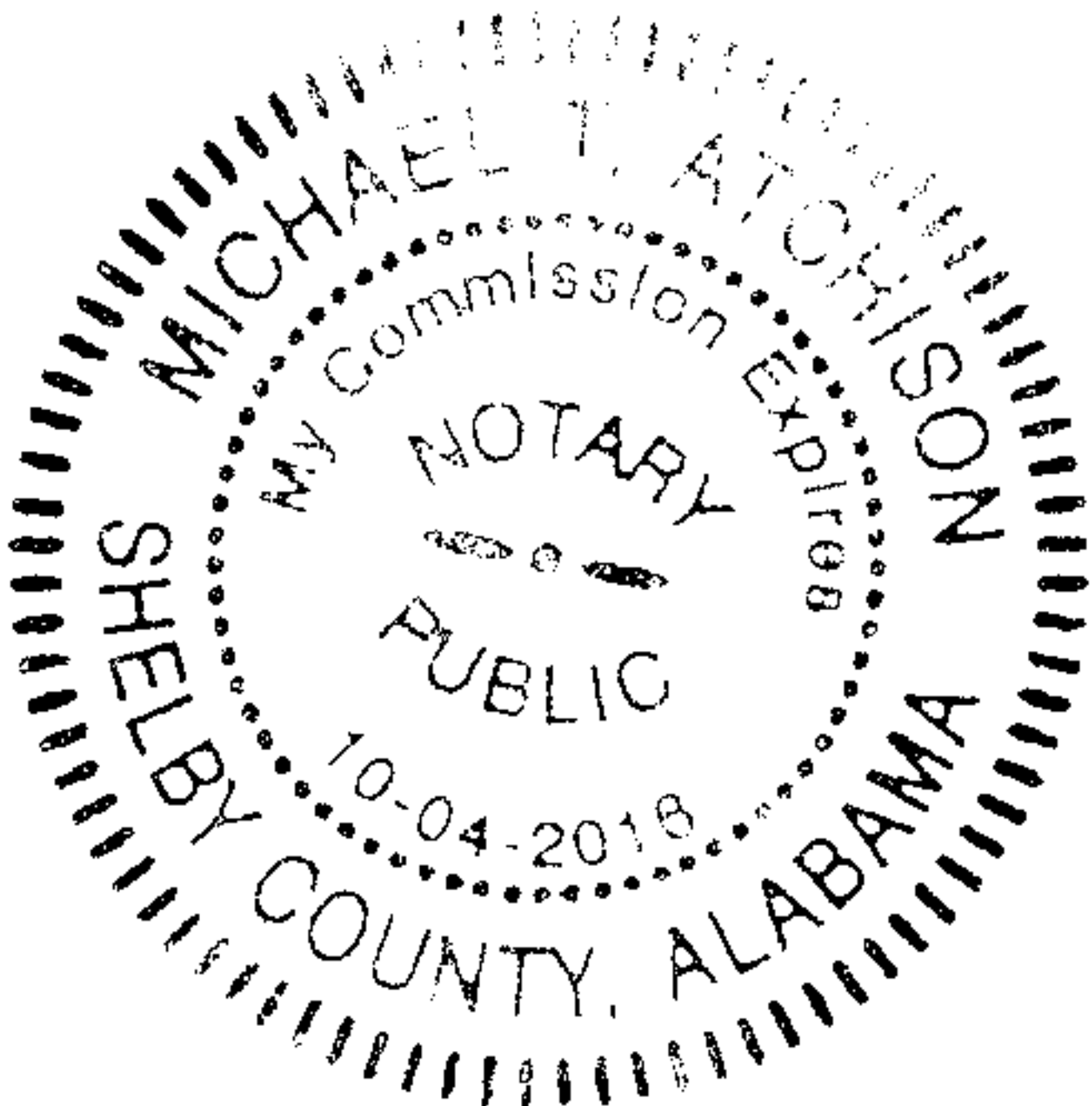


Marilyn J. Russell
Marilyn J. Russell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Marilyn J. Russell**, 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 27th day of May, 2016.



[Signature]
Notary Public
My Commission Expires: 10-4-16

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$65.50

Real Estate Sales Validation Form

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

Grantor's Name Marilyn J. Russell Grantee's Name William S. Jones
Mailing Address 321 Gran Ave Mailing Address 225 Cliff Overlook
Birmingham, AL 35209 Atlanta, GA 30350

Property Address Acerage Date of Sale 5-27-16
Harperville, AL Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 65,315.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement Quit claim 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 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 5-27-16 Print Mike T. Atchison
☐ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

