

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

After recording, return to:
Marilyn J. Russell
321 Green Ave
Bham, AL 35209

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **EIGHTY EIGHT THOUSAND DOLLARS and 00/100 (\$88,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **William S. Jones, Jr., a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Marilyn J. Russell** (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:

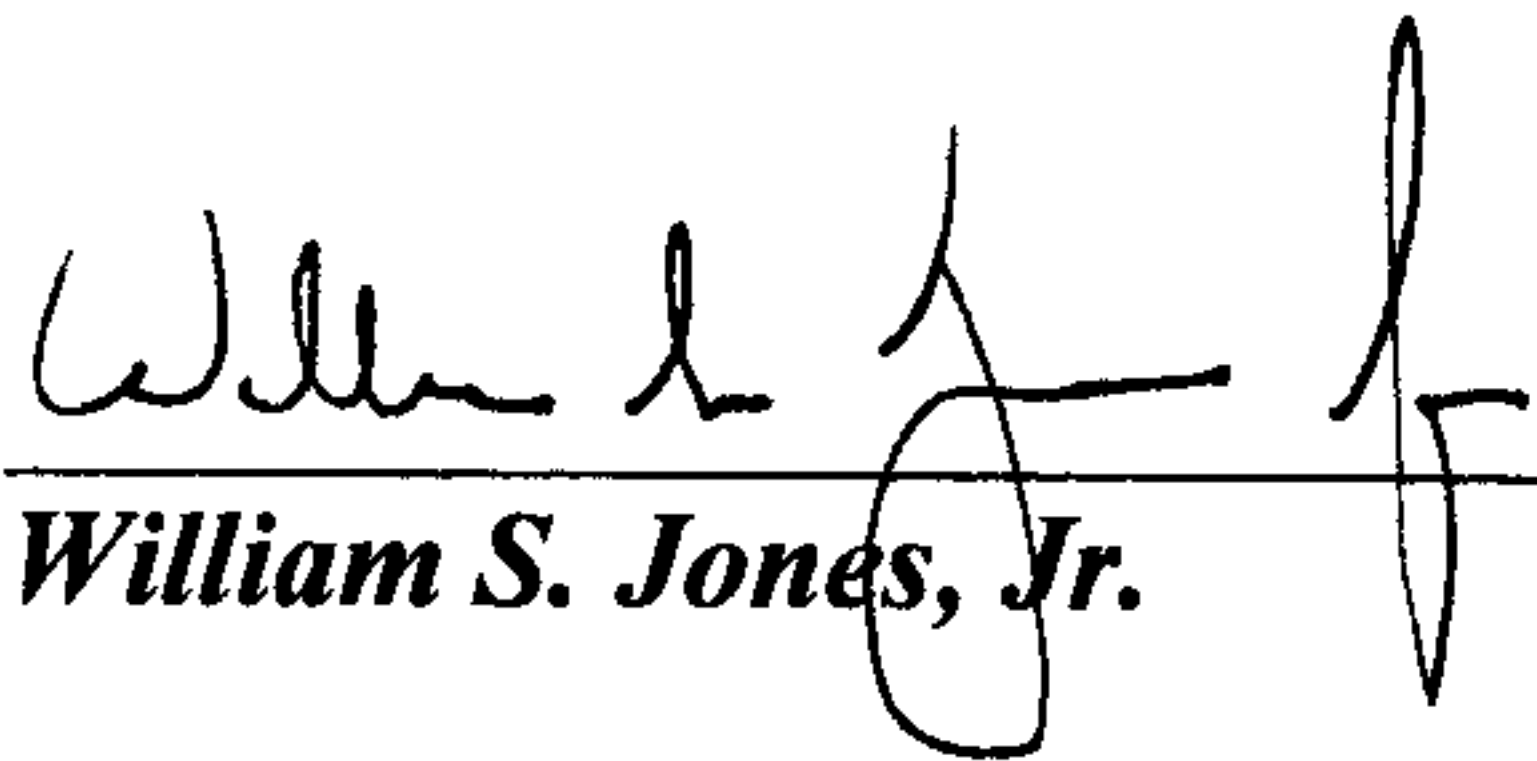
SW ¼ of SE ¼ of Section 6, Township 20 South, Range 2 East, Shelby County, Alabama.

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 27th day of May, 2016.

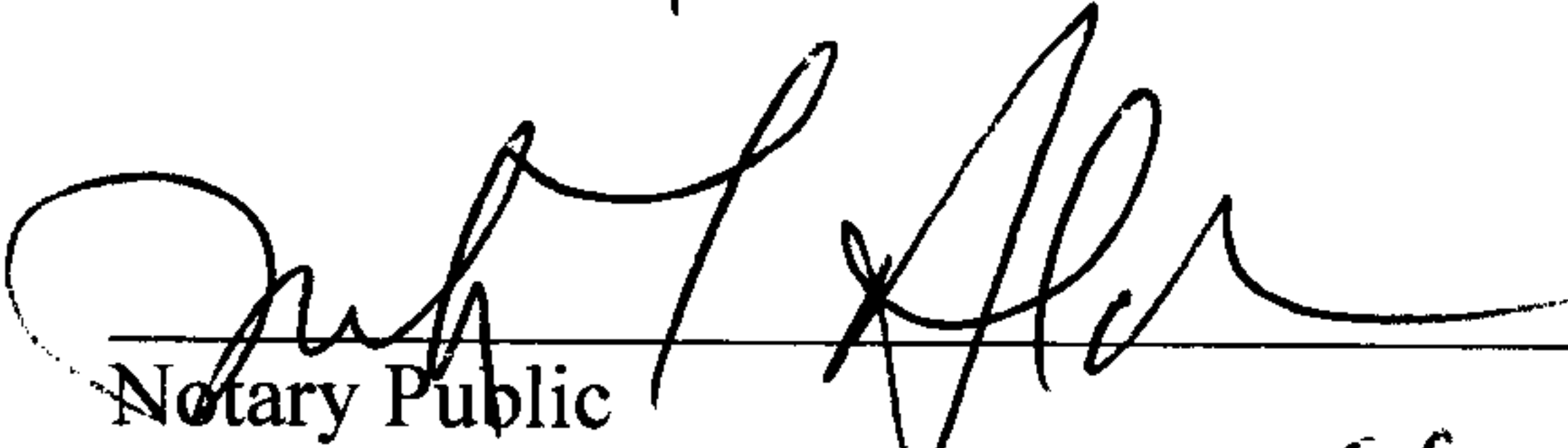

William S. Jones, Jr.

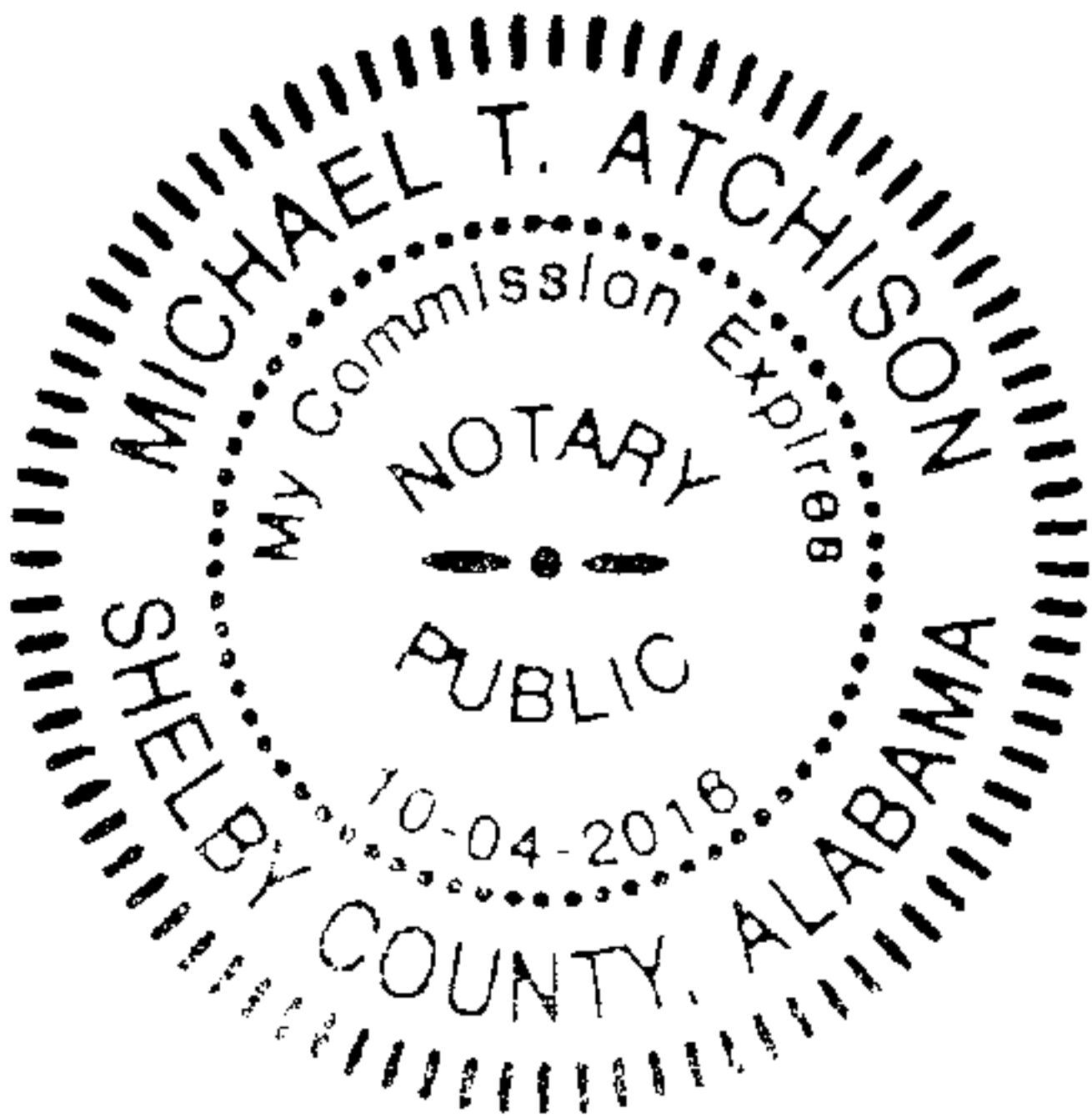
STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William S. Jones, Jr.**, 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 27th day of May, 2016.

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$88.00


Notary Public
My Commission Expires: 10-4-16




20160603000192460 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
06/03/2016 03:01:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Kathryn Brown Grantee's Name Marilyn Russell
Mailing Address Probate Case PR-2010 Mailing Address 321 Gran Ave.
000464, Shelby County Birmingham, AL 35209

Property Address Section 6 Date of Sale 5-27-16
Township 20 Total Purchase Price \$ _____
South Range Or
2 East Actual Value \$ _____
Or
Assessors Market Value \$ 88,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement 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 AL Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one



20160603000192460 2/2 \$105.00
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