

This instrument was prepared by:  
John E. Medaris  
Attorney at Law  
230 Bearden Road  
Pelham, Alabama 35124

**\*\*TITLE NOT EXAMINED\*\***

**QUITCLAIM DEED**



20160902000320950 1/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
09/02/2016 02:01:48 PM FILED/CERT

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**


**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten dollars (\$10.00) pursuant to a final decree of divorce and other good and valuable considerations, in hand paid to the undersigned, **TIMMY DALE MARTIN, JR.** (herein referred to as Grantor) the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to **CYNTHIA WYATT MARTIN**, (hereinafter called Grantee), all of his right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama to wit:

See attached Exhibit "A"

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights-of-way, limitations if any of record.

**TO HAVE AND TO HOLD** to said Grantee forever.

Given under  hand and seal, this 18<sup>th</sup> day of July, 2016

  
**TIMMY DALE MARTIN, JR.**

**STATE OF ALABAMA)  
SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TIMMY DALE MARTIN, 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 she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2016.

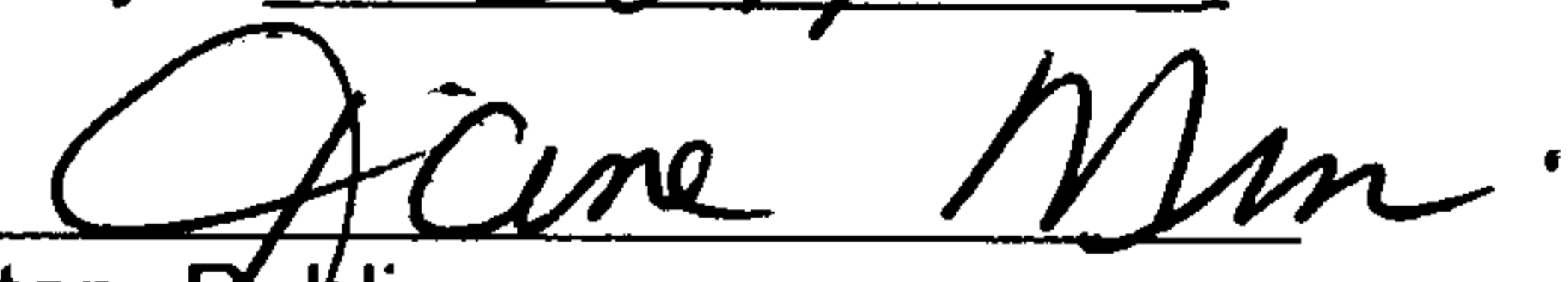

  
Notary Public




EXHIBIT "A"  
LEGAL DESCRIPTION

part of the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows:  
commencing at the NW corner of the NW 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, and run North  
degrees East for a distance of 32 feet to a point 10 feet East of middle of L & N Railroad Company's tract; thence run  
with 23 degrees East along said Railroad track for a distance of 566 feet to the SW corner of the Walter E. Morrow  
lands, described in deed from Maggie H. Weaver and husband, T.J. Weaver to Walter E. Morrow, dated 17th March 1903,  
recorded in Deed Book 27, Page 276; run thence North 90 degrees East along the South line of the said Walter E.  
Morrow lands for a distance of 1550 feet, more or less, to the SE corner of said Morrow lands, which point is on the North  
line of the public road known as the Nathan Mooney Roads, said last named point being the point of beginning of lot  
hereinafter described; from said point of beginning run thence North 3 degrees West along East line of Walter Morrow  
lands a distance of 385 feet, more or less, to the South line of Warren lands; thence run West and parallel with the South  
line of Walter Morrow lands and along the South line of Warren lands a distance of 200 feet to a point; thence run South 3  
degrees East a distance of 385 feet to the South line of Morrow lands; thence run East along South line of Morrow lands a  
distance of 200 feet to point of beginning.  
located in Shelby County, Alabama.

  
20160902000320950 2/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
09/02/2016 02:01:48 PM FILED/CERT

*TM*

  
20140425000122180 2/3 \$77.50  
Shelby Cnty Judge of Probate, AL  
04/25/2014 12:19:29 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 Timmy Dale Martin Jr.  
Mailing Address Clanton, AL

Grantee's Name Cynthia Wyatt Martin  
Mailing Address 124 Mooney Rd  
Columbiana AL 35051

Property Address 124 Mooney Rd  
Columbiana AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 153,700 1/2 7/16, 850.00

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 \_\_\_\_\_

Print Cynthia Martin

Sign Cynthia Martin  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

erified by)

