

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

After recording, return to:
Donald Byrd and Geneva Byrd
515 Hwy 406
Lot 13
Shelby, AL 35143

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND THREE HUNDRED SEVENTY DOLLARS AND ZERO CENTS (\$5,370.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Clay Holland, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Donald Byrd and Geneva Byrd** (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:


Lots 2, 6, 8 and 12, Block 115 Safford’s Map of the Town of Shelby, Map Book 3, Page 47, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

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 Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 23rd day of August, 2016.


20160902000321810 1/2 \$23.50
Shelby Cnty Judge of Probate, AL
09/02/2016 04:02:35 PM FILED/CERT

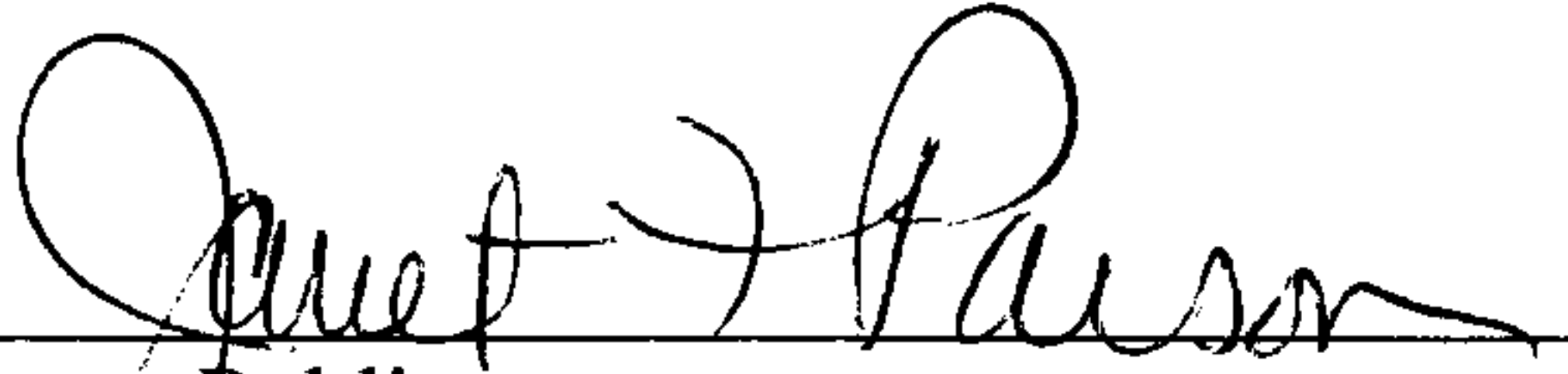

Clay Holland

Shelby County, AL 09/02/2016
State of Alabama
Deed Tax: \$5.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, Janet F. Parson, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clay Holland**, 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 23rd day of August, 2016.


Notary Public
My Commission Expires: 10/4/16

Real Estate Sales Validation Form

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

Grantor's Name Clay Holland
Mailing Address P.O. Box 1008
Alabaster, AL 35007

Grantee's Name Donald Byrd
Mailing Address Geneva Byrd
515 Hwy 406
Lot 13
Shelby, AL 35143

Property Address Lots 2, 6, 8
and 12
Shelby, AL 35143

Date of Sale 8-23-16
Total Purchase Price \$ _____
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
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 8-23-16

Print Clay Holland

Sign Clay Holland
(Grantor) (Grantee/Owner/Agent) circle one

☐ Unattested _____
(verified by)



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