

This instrument was prepared by:
Jonathan A. Spann
Morrison & Spann, LLC
Post Office Box 278
Columbiana, Alabama 35051

Please send tax notice to:
James R. Walden
91 Vick Drive
Wilsonville, Alabama 35186

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ Dollars (\$ _____), and other good and valuable consideration, the undersigned, Regina A. Walden, an married woman, (hereinafter called “Grantor”) hereby remises, releases, quit claims, grants, sells, and conveys to, James R. Walden, an married man, (hereinafter called “Grantee”) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*A parcel of land lying in the NE ¼ of NE ¼; Section 30, Township20 South, Range 2 East, and more particularly described as follows:
Starting at an iron marker at the northeast corner of said Section 30, run westerly along the north boundry line of said Section 30 a distance of 539.7feet to a point on the west right of way line of Shelby County Highway #441 (also called Yellowleaf-Robinson Public Road). Thence run southwesterly along said west Right of way of said Highway #441, along a curve to the left, a distance of 91.4 feet to a fence post on said right of way, the point of beginning. Thence continue along said West right of way of said Highway #441, along said curve to the left a distance of 375.1 feet to an iron marker on said right of way; thence from a chord to the last said point turn an angle of 70 deg. 52 min. to the right and run westerly a distance of 560.5 feet to an iron marker on the west boundary line of said NE ¼ of NE ¼. Thence turn 90 deg. 00 min. to the right run northerly along said west boundary line of said NE ¼ of NE ¼ a distance of 440.0 feet to an iron marker on the south side of a private drive. Thence turn 93 deg. 10 min. right and run southeasterly along said south side of said private drive a distance of 580.0 feet to a point near highway drainage pipe. Thence turn 26 deg. 02 min. right and run southeasterly a distance of 117.5 feet to the point of beginning. Said parcel of land lies in the said NE 1/4 of NE1/4, Section 30, Township 20 S, Range 2 East.*

Subject to all reservations, restrictions ad easements of record, any timber deeds, and of any parties using the private drive across northern side of subject property.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24th day of October, 2016.


20161025000392330 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
10/25/2016 01:41:40 PM FILED/CERT

Regina A Walden
REGINA A. WALDEN

Shelby County, AL 10/25/2016
State of Alabama
Deed Tax: \$43.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that REGINA A. WALDEN, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of October, 2016.

[Signature]
Notary Public
My Commission Expires: 4.10.18


20161025000392330 2/3 \$64.00
Shelby Cnty Judge of Probate, AL
10/25/2016 01:41:40 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 Regina Walden
Mailing Address Montevallo AL

Grantee's Name James Walden
Mailing Address 91 Vick Dr
Wilsonville, AL
35186

Property Address 17-9-30-0-000-003.001

Date of Sale _____
Total Purchase Price \$ _____

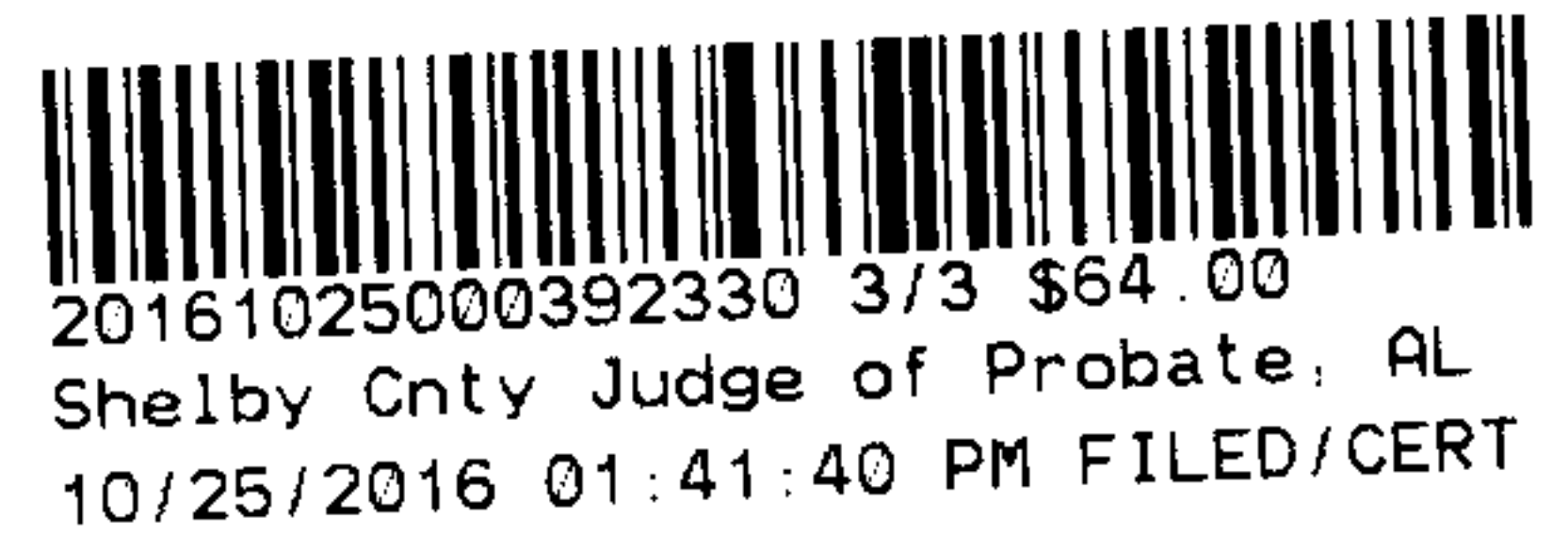
or
Actual Value \$ _____

or
Assessor's Market Value \$ 85,920. 1/2 - 43,960.

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 Office



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 10/25/16

Print James R. Walden

☒ Unattested
(Signature)
(verified by)

Sign James R. Walden
(Grantor/Grantee/Owner/Agent) circle one