

Prepared by  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Tombiana, AL 35061

Send Tax Notice To  
Brandon W. Knox

### QUIT CLAIM DEED

State of Alabama

I Know All Men by These Presents

County of Shelby

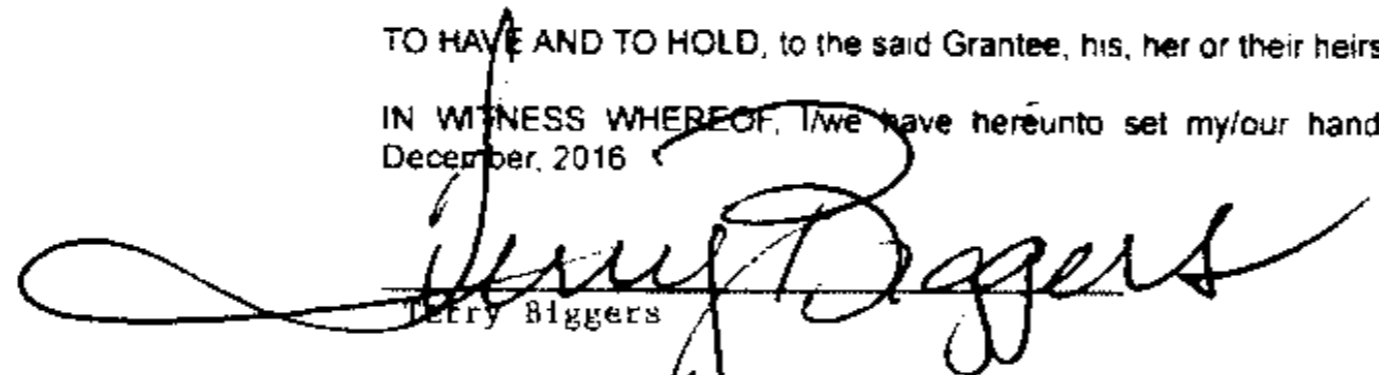
This is consideration of **One Hundred Twenty Seven Thousand Dollars and No Cents (\$127,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein the receipt whereof is acknowledged. I or we, **Terry Biggers, a married woman**, (herein referred to as Grantor, whether one or more) hereby remise, release, quitclaim, grant, sell and convey unto, **Brandon W. Knox**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein or her spouse.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever

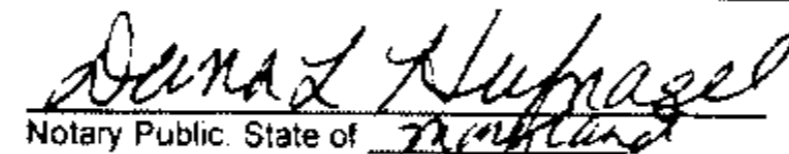
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 9th day of December, 2016

  
Terry Biggers

State of MD  
County of Stearns

I, \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that Terry Biggers whose name(s) is/are signed to the foregoing conveyance and who is/are 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 for and as his/her/their act on the day the same bears date

Given under my hand and official seal, this the 9 day of December, 2016.

  
Notary Public, State of Michigan

Printed Name of Notary \_\_\_\_\_  
My Commission Expires 11/5/19

2017010900006360 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/09/2017 10:38:26 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 26, and in the Northeast quarter of the Northeast quarter of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama; described as follows: Commence at the Northwest corner of said Section 26, Township 18 South, Range 2 East, Shelby County, Alabama; thence North 90 degrees 00 minutes East, 469.62 feet; thence South 00 degrees 00 minutes East, 534.74 feet; thence South 34 degrees 09 minutes 52 seconds West, 499.84 feet to the Northwest right of way of County Road 57; thence leaving said road North 56 degrees 54 minutes 15 seconds West, 184.56 feet; thence North 29 degrees 18 minutes 14 seconds East, 357.73 feet; thence South 89 degrees 54 minutes 11 seconds West, 547.52 feet; thence South 00 degrees 55 minutes 30 seconds East, 381.61 feet; thence North 82 degrees 55 minutes 47 seconds East, 221.78 feet; thence South 60 degrees 10 minutes 08 seconds East, 282.00 feet to the Northwest right of way of County Road 57; thence along said road North 34 degrees 09 minutes 52 seconds East, 100.00 feet to the point of beginning.  
According to the survey of Michael Moates, dated August 1, 2006.

2017010900006360 2/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
01/09/2017 10:38:26 AM 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 Terry Biggers  
Mailing Address PO Box 1577  
Texico Plains TX  
37385

Grantee's Name Brandon Knox  
Mailing Address 1569 Hwy 57  
Vincent AL 35178

Property Address 1569 Hwy 57  
Vincent AL  
35178

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



20170109000006360 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/09/2017 10:38:26 AM FILED/CERT

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 to clear title

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 Mike T Atchison

Unattested \_\_\_\_\_

Sign Mike T Atchison  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1