

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

After recording, return to:
Timothy F. Haney
25245 Hwy 145
Columbiana AL 35051

**STATE OF ALABAMA,
SHELBY COUNTY**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIVE HUNDRED Dollars and 00/100 (\$500.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Stephanie King Oberschmidt, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Timothy F. Haney and Linda Haney** (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:

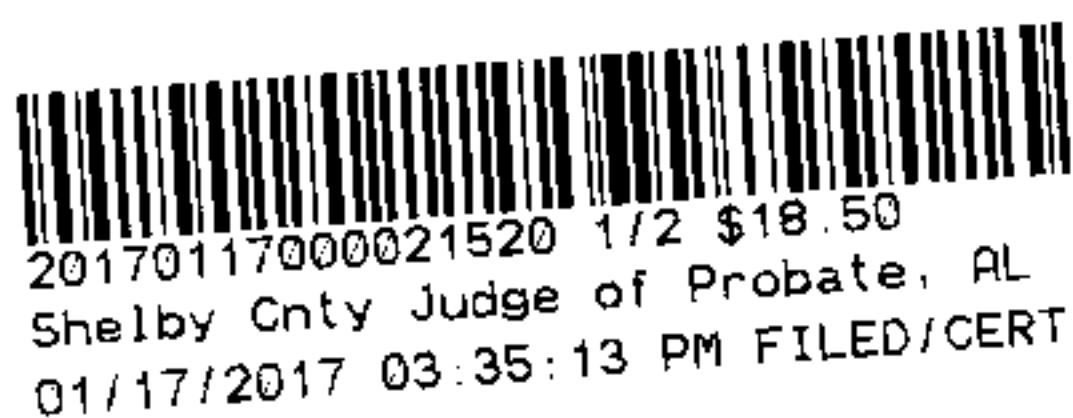
Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama; thence N88°45'10"E, a distance of 155.02' to a point on the Westerly R.O.W. line of Alabama Highway 145; thence N12°33'30"E and along said R.O.W. line, a distance of 86.40'; thence N12°30'12"E and along said R.O.W. line, a distance of 225.06' to the POINT OF BEGINNING; thence continue along the last described course and along said R.O.W. line, a distance of 56.00'; thence N77°28'46"W and leaving said R.O.W. line, a distance of 440.02' to the approximate bank of Little Beeswax Creek, all further calls will be along said creek bank until otherwise noted; thence S22°32'16"E, a distance of 16.70'; thence S44°00'52"E, a distance of 49.90'; thence S58°19'05"E, a distance of 45.96'; thence S77°31'28"E and leaving said creek bank, a distance of 345.41' to the POINT OF BEGINNING.

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 5th day of January, 2017.




Stephanie King Oberschmidt

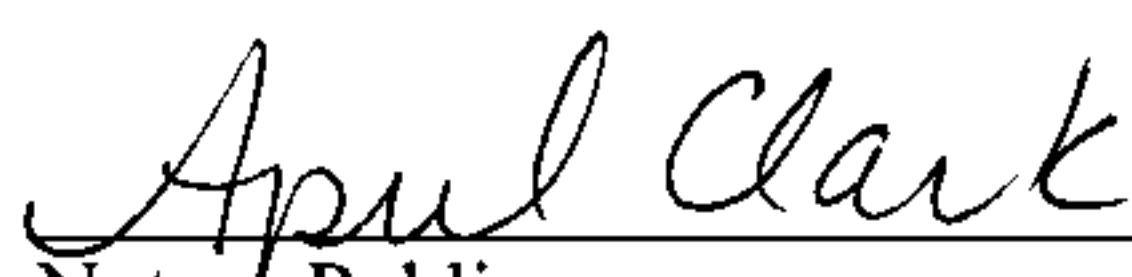
Shelby County, AL 01/17/2017
State of Alabama
Deed Tax: \$.50

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephanie King Oberschmidt** 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 day the same bears date.

Given under my hand and official seal 5th day of January, 2017.




Notary Public
My Commission Expires: 9/22/2020

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | <u>Stephanie King Oberschmidt</u> | Grantee's Name | <u>Timothy F. Haney</u> |
| Mailing Address | <u>5929 Hwy 51</u> <u>Wilsonville AL 35186</u> | Mailing Address | <u>25245 Hwy 145</u> <u>Columbiana, AL 35051</u> |
| Property Address | <u>Vacant</u> <u>Hwy 145</u> | Date of Sale | <u>1-5-17</u> |
| | | Total Purchase Price | \$ <u>500.00</u> |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's 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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>agreement</u> |
| <input type="checkbox"/> Closing Statement | |

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 Stephanie King Oberschmidt

Sign Stephanie King Oberschmidt

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1