

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

After recording, return to:
Juanita M. Whitson
12565 Highway 42
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 **EIGHTY THOUSAND ONE HUNDRED FIFTY FIVE DOLLARS AND ZERO CENTS (\$80,155.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **David Whitson**, a married man, **Roger Whitson**, a married man and **Lorie King**, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Juanita M. Whitson** (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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Grantors and Grantee herein are all the heirs at law of Samuel A. Whitson, who is deceased, having died on 2 Sept 2016.
The above described property constitutes no part of the homestead of the Grantors herein or their spouse.

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.

20170227000066820 1/4 \$105.50
Shelby Cnty Judge of Probate, AL
02/27/2017 10:56:51 AM FILED/CERT

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

Given under my hand and seal, this 17th day of February, 2017.

David Whitson
David Whitson
Lorie King
Lorie King

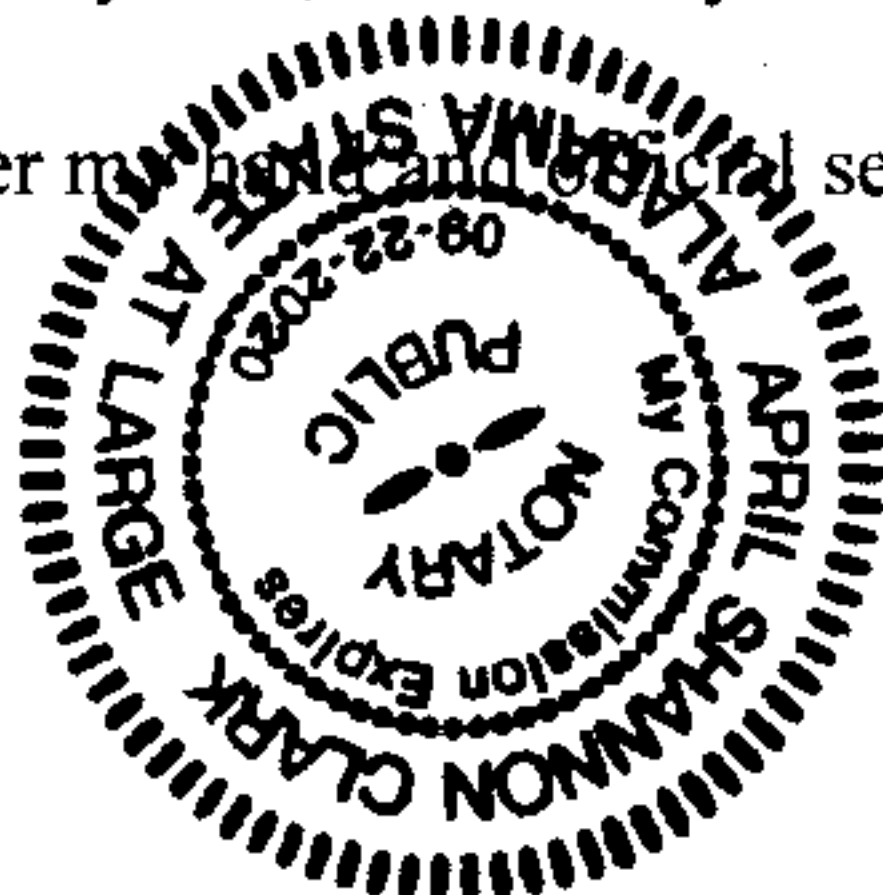
Roger Whitson
Roger Whitson

Shelby County, AL 02/27/2017
State of Alabama
Deed Tax: \$80.50

STATE OF ALABAMA
COUNTY OF Shelby

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Whitson**, 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 17th day of February, 2017.



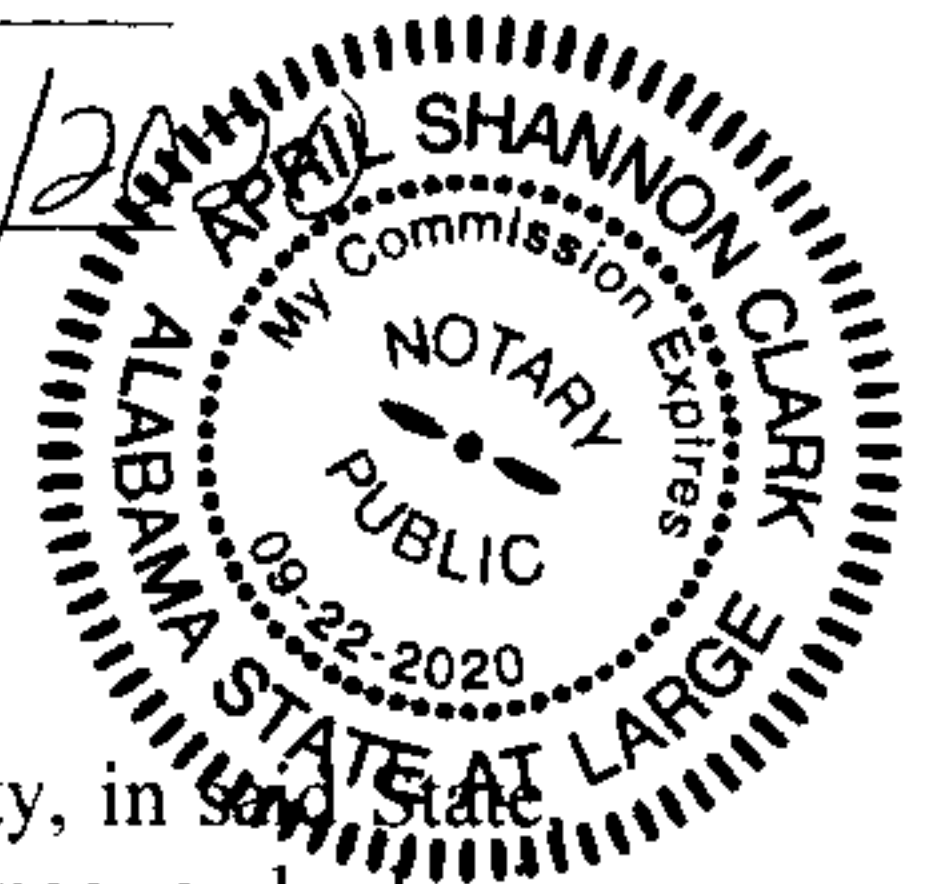
April Clark
Notary Public
My Commission Expires: 9/22/2020

STATE OF ALABAMA
COUNTY OF SHELBY

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Roger Whitson**, 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 17th day of February, 2017.

April Clark
Notary Public
My Commission Expires: 9/22/2020

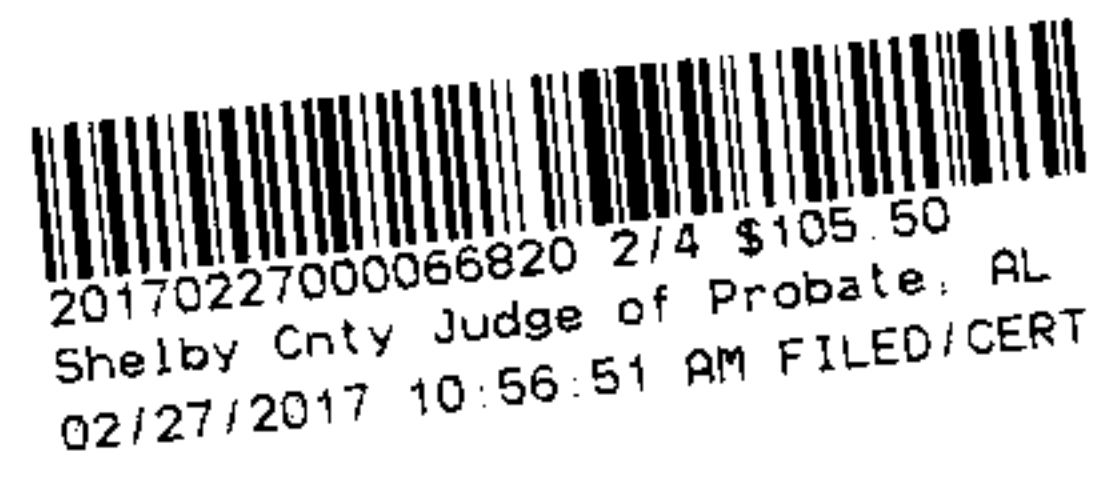


STATE OF ALABAMA
COUNTY OF SHELBY

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lorie King**, 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 17th day of February, 2017.

April Clark
Notary Public
My Commission Expires: 9/22/2020



**EXHIBIT A
LEGAL DESCRIPTION**

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East, thence run Easterly along the North line thereof for 755.24 feet to the point of beginning; thence continue last described course for 1503.91 feet; thence $89^{\circ}34'30''$ right run Southerly 320.79 feet to the northerly R/W of Shelby County Road #42, thence $72^{\circ}42'36''$ right run Southwesterly along said R/W for 311.81 feet to a curve to the right (having a radius of 3000.81 feet and a central angle of $12^{\circ}55'38''$); thence run Westerly along said curve and R/W for 677.05 feet, thence continue along said R/W and tangent to said curve for 430.29 feet to a point; thence $83^{\circ}22'07''$ right run Northwesterly 595.19 feet to the point of beginning. Containing 16.38 acres including any and all easements and rights of way that may exist.


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name David Whitson
Mailing Address 2504 Single Tree Circle
Birmingham 35242

Grantee's Name Therita M. Whitson
Mailing Address 12565 Hwy 42
Shelby AL 35143

Property Address
12565 Hwy 42
Shelby AL 35143

Date of Sale 2-17-17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 \$80,155.00

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 1/2 Interest from children

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 J. Atchison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

20170227000066820 4/4 \$105.50
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Form RT-1