


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

After recording, return to:
Rodney Shiflett
PO Box 204
Columbiana AL 35051

**STATE OF ALABAMA,
SHELBY COUNTY**


20170517000171870 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
05/17/2017 02:55:24 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FOURTEEN THOUSAND DOLLARS AND ZERO CENTS (\$14,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Zen Properties LLC**, hereby remises, releases, quit claims, grants, sells, and conveys to **Rodney Yukon Shiflett** (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:

Parcel# 20 8 34 0 000 011.000

E 630' of N 420' of SE ¼ of NE ¼ Sec34 T21S R1E

Also being the same property as described in Real Book 281, Page 910, Probate Office Shelby County, Alabama, described as follows:

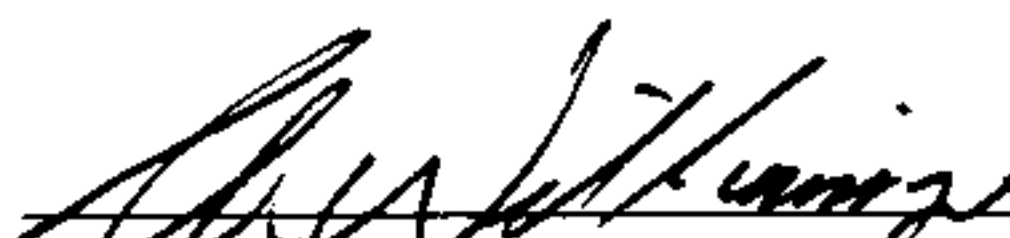
A part of the SE¼ of the NE¼ of Section 34, Township 21, Range 1 East, described as follows: Commence at the NE corner of said Quarter Quarter Section and run thence in a Southerly direction along the Eastern boundary thereof a distance of 420 feet to a point; thence turn to the right and run in a Westerly direction parallel with the Northern boundary of said Quarter Quarter Section a distance of 630 feet to a point; thence turn to the right and run in a Northerly direction parallel with the Eastern boundary of said Quarter Quarter Section a distance of 420 feet to a point on the Northern boundary of said Quarter Quarter Section; thence turn to the right and run in an Easterly direction along the Northern boundary of said Quarter Quarter Section a distance of 630 feet to point of beginning, containing six acres, more or less.

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 16th day of May, 2017.



Zen Properties LLC

By: Richard Williams

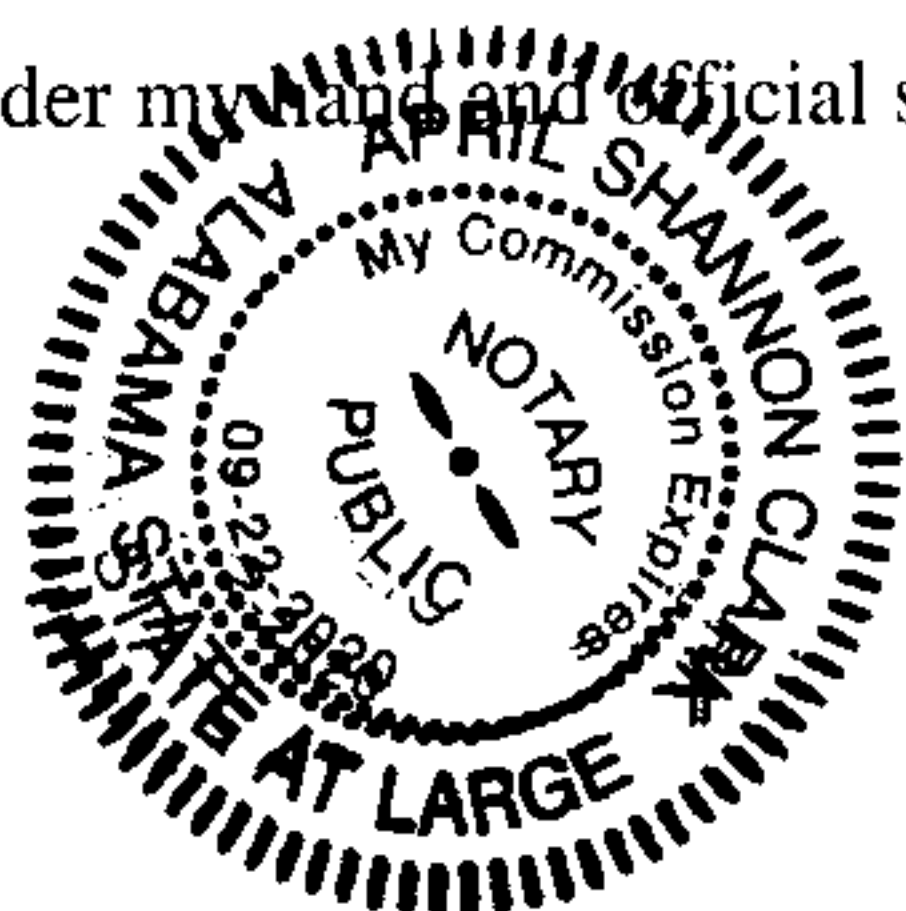
As: Managing Member

Shelby County, AL 05/17/2017
State of Alabama
Deed Tax: \$14.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard Williams as Managing Member of Zen Properties, LLC**, 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 16th day of May, 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 Zen Properties
Mailing Address PO Box 441
Columbiana AL
35051

Grantee's Name Kodney Yukon Shiflett
Mailing Address PO Box 204
Columbiana AL
35051

Property Address Vacant

Date of Sale 5/16/17
Total Purchase Price \$ 14,000.00


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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other


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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 5/16/17

Print Richard Williams, Managing Member

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1