

(Name) M. Lee Bagley, Esquire
(Address) P.O. Box 5563
Birmingham, Alabama 35207

(Name) Mr. Jeffrey Kent Johnson
(Address) Executor Estate of William W. Johnson
29 Hawks View Drive
Leeds, Alabama 35094

ALABAMA QUITCLAIM DEED

State of Alabama }
County of Shelby }
Date: August 3, 2017

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of ONE Dollars (\$ 1.00), the receipt of which is hereby acknowledged, the undersigned Jeffrey Kent Johnson, (the "Grantor"), Executor of the Estate of William W. Johnson, hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Herschel Guthrie, a married man, and Sherria Guthrie (the "Grantees"), as joint tenants, with right of survivorship and all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby county, Alabama:

Parcel 1- Commence at the SW Corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, thence N00°00'00"E, a distance of 350.00'; thence N90°00'00"E, a distance of 648.79'; Thence N00°00'00"E, a distance of 178.90' to the POINT OF BEGINNING, thence N05°08'30"W, a distance of 298.23' to the Southerly R.O.W. line at Rosewood Road; thence N90°00'00"E along said R.O.W. line, a distance of 26.50'; thence S00°02'37"E, and leaving said R.O.W. line, a distance of 297.03' to the POINT OF BEGINNING. Said Parcel contains 0.09 acres, more or less

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said GRANTEES, Grantee's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.


And (I) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in Fee Simple of said premise; that they free of all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed on this the 3 day of August, 2017.

Jeffrey K Johnson (Seal)
JEFFREY KENT JOHNSON, ("Grantor"),
Executor of the Estate of William W. Johnson.

In Witness Whereof:
April H Johnson (Seal)
Name

April Johnson (Seal)
Signature


20170807000283750 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
08/07/2017 09:43:44 AM FILED/CERT

Shelby County, AL 08/07/2017
State of Alabama
Deed Tax: \$.50

State of Alabama }
County of Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jeffrey Kent Johnson**, Executor of the Estate of William W. Johnson, has 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, they executed the same, voluntarily on the day the same bears date.

NOTARY PUBLIC: Brenda Jvey Creel
MY COMMISSION EXPIRES: 6/15/19

SEND TAX NOTICE TO:
HERECHEL GUTHRIE
11205 Highway 55
Sterett, Alabama 35147

Real Estate Sales Validation Form

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

Grantor's Name Estate of William Johnson
Mailing Address 29 Hawks View Dr.
Leeds AL 35094

Grantee's Name Merschel Guthrie
Mailing Address 11209 Hwy 95
Sterret AL 35147

Property Address no address

Date of Sale 8/3/17
Total Purchase Price \$ 1.00

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

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 8/7/17

Unattested

(verified by)

Print Merschel Guthrie

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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