

# Quitclaim Deed

Shelby County, AL 09/06/2017  
State of Alabama  
Deed Tax: \$55.00

20170906000325430 1/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
09/06/2017 01:07:31 PM FILED/CERT

THIS QUITCLAIM DEED, Executed this 8<sup>th</sup> day of November, 2016, by the Grantor(s),  
Edna Faye Green DBA Love In Action Ministry  
In the Sum of \$55,000 to the  
Grantee(s), Johnny Brown DBA Poppers House Ministry

WITNESSETH, That the said Grantor, for good consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama:

Parcel ID # 21736 0000016.000  
1130 - Hwy 47  
Columbiana, AL. 35051

see attached Exhibit (A) for complete legal description of Property.

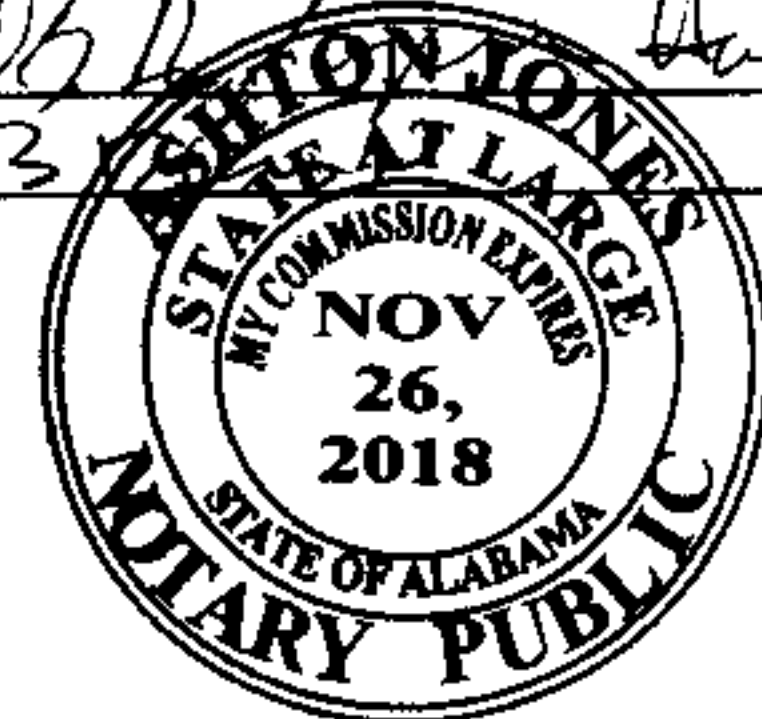
IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature Edna faye Green  
Print Name: Edna faye Green

Signature Edna faye Green  
Print Name: Edna faye Green

Signature Johnny Brown DBA Poppers House Ministry  
Print Name: JOHNNY BROWN

Signature Johnny Brown  
Print Name: Johnny Brown




STATE OF Alabama  
COUNTY OF Shelby

On November 8, 2016 before me, Ashton Jones, personally appeared Edna Faye Green, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

**"EXHIBIT A"**

Beginning at a point on the East 40 foot right of way line of the L & Railroad Company, being marked by an iron pipe (said point being the Northwest corner of the Alfred McClanahan lot); thence run North 23 deg. 54 min. West along the said East 40 foot right of way line of L & N Railroad a distance of 482.34 feet to a point; thence turn an angel of 90 deg. to the right and run North 86 deg. 06 min. East a distance of 135.02 feet to a point on the Southwest 40 foot right of way line of Columbiana-Shelby Road; thence turn an angle of 93 deg. 34 min. to the right and run South 20 deg. 20 min. East along said right of way line a distance of 94.81 feet to a point; thence turn an angle of 1 deg. 12 min. to the left and run South 21 deg. 32 min. East along said right of way line a distance of 427.18 feet to a point; thence turn an angle of 107 deg. 47 min. to the right and run in a Northwesterly direction a distance of 118.47 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of the SW 1/4, Section 36, Township 21 South, Range 1 West. Situated in Shelby County, 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 Edna Green  
Mailing Address 9th ave  
Bessemer Al

Grantee's Name Johnny Brown  
Mailing Address 1176 Hwy 47  
Columbiana 35051

Property Address 1130 Hwy 47  
Columbiana  
Al 35051

Date of Sale 11/8/16  
Total Purchase Price \$ 55,000  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 9/6/17

Unattested

Print Johnny Brown DBA POPPERS HOUSE MIN

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1