

THIS INSTRUMENT WAS PREPARED BY:  
MIKE T. ATCHISON,  
ATTORNEY AT LAW  
P. O. BOX 822  
COLUMBIANA, AL 35051

**STATE OF ALABAMA  
SHELBY COUNTY**

**SCRIVENER'S AFFIDAVIT**

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Michael T Atchison who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Michael T Atchison, and I am a licensed practicing attorney in Shelby County, Alabama. I was the preparer of a certain deed recorded in Inst # 20170427000145420, Probate Office Shelby County, Alabama. It has been brought to my attention that there is an error on the legal description.

The correct legal description is as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO MARY NELL MILSTEAD SKELTON, RECORDED IN INSTRUMENT NUMBER 2003-189, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A GRADER BLADE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE N 88°32'15" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1645.46 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165", ON THE SOUTHEAST RIGHT-OF-WAY OF COUNTY HIGHWAY 25, AT THE POINT OF BEGINNING;

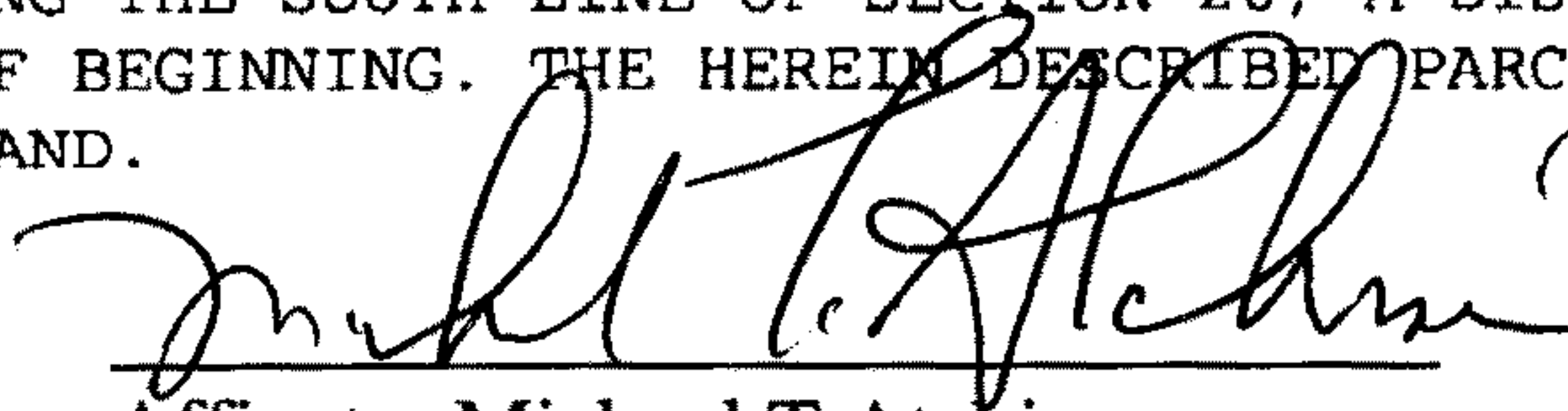
THENCE ALONG A CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 2783.00 FEET AND A CHORD BEARING OF N 50°22'27" E, AN ARC LENGTH OF 41.63 FEET TO A POINT;

THENCE N 49°56'45" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 442.28 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165";

THENCE S 49°56'45" E, A DISTANCE OF 90.85 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165", IN THE CENTER OF AN OLD ROAD (aka HEAVENLY WAY);

THENCE ALONG THE CENTER OF SAID OLD ROAD  
S 47°44'30" W, A DISTANCE OF 30.99 FEET TO A 1/2"  
REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165",  
S 54°53'05" W, A DISTANCE OF 436.26 FEET TO A 1/2"  
REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165",  
ON THE SOUTH LINE OF SAID SECTION 26;

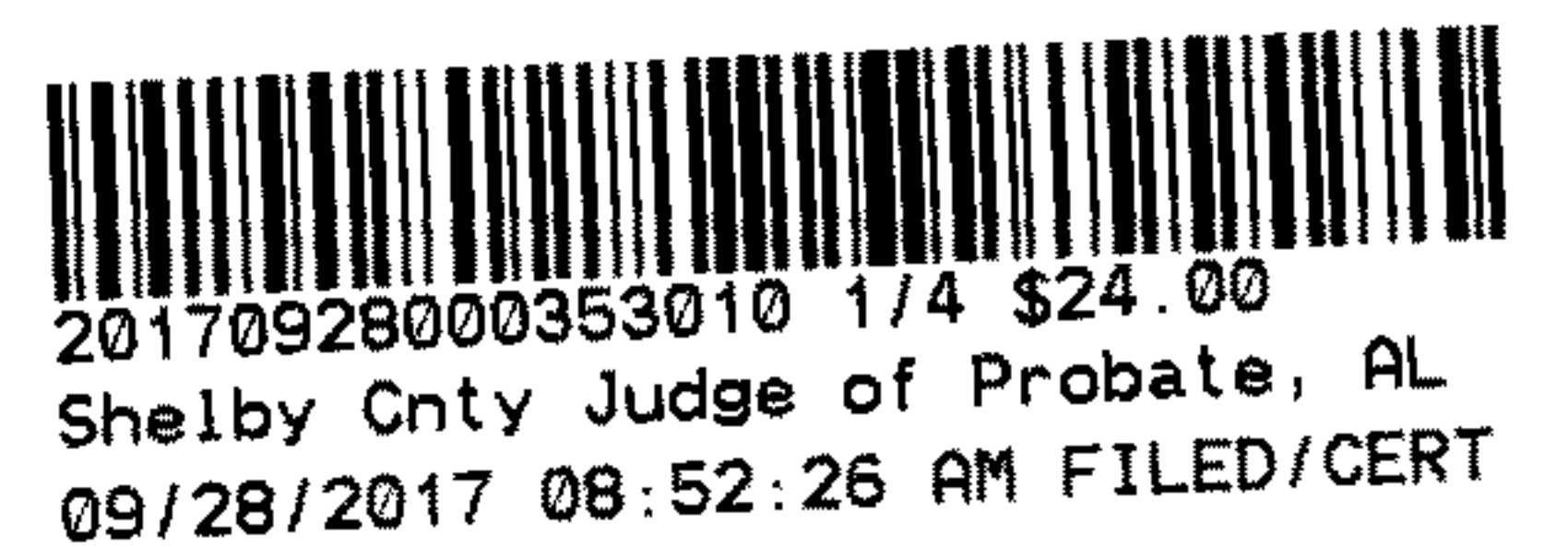
THENCE S 88°32'15" W, ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 73.57 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.694 ACRES OF LAND.

  
Affiant – Michael T Atchison

**STATE OF ALABAMA  
SHELBY COUNTY**

Sworn to and subscribed before me, this  
The 28<sup>th</sup> day of September, 2017

  
Notary Public  
My Commission Expires: 9/22/2020





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

After recording, return to:  
Mary Angela Hughes

STATE OF ALABAMA,  
SHELBY COUNTY

This instrument is being re-recorded to correct the legal description.

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Stancil Handley and wife, Somsup Ann Handley**, hereby remises, releases, quit claims, grants, sells, and conveys to **Mary Angela Hughes** (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:

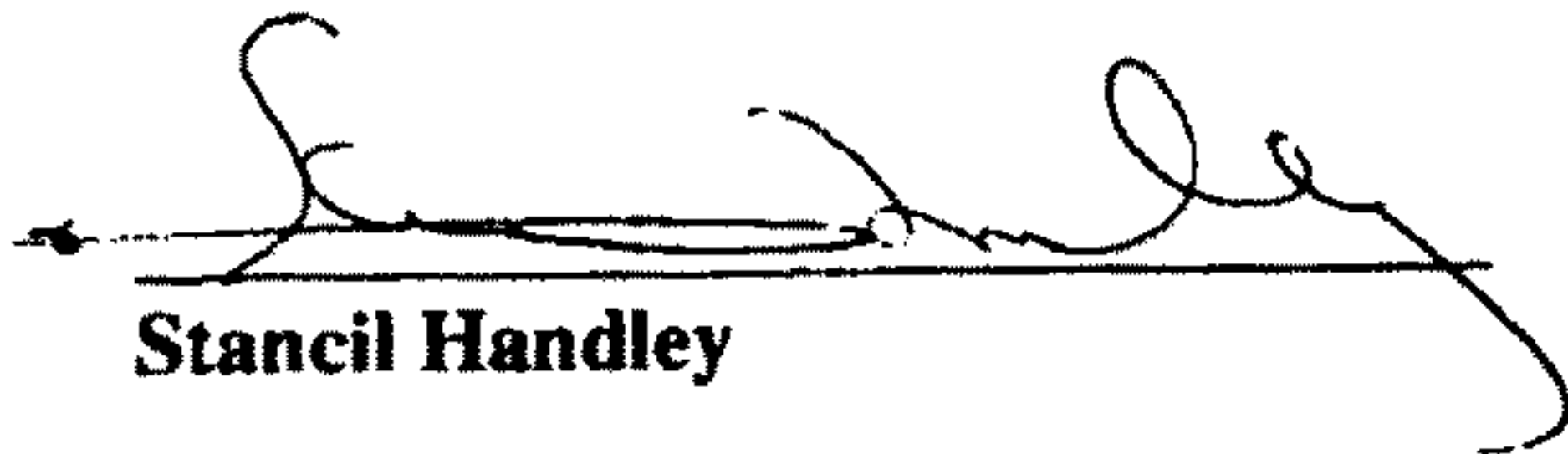
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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 11<sup>th</sup> day of April, 2017.

  
Stancil Handley

  
Somsup Ann Handley

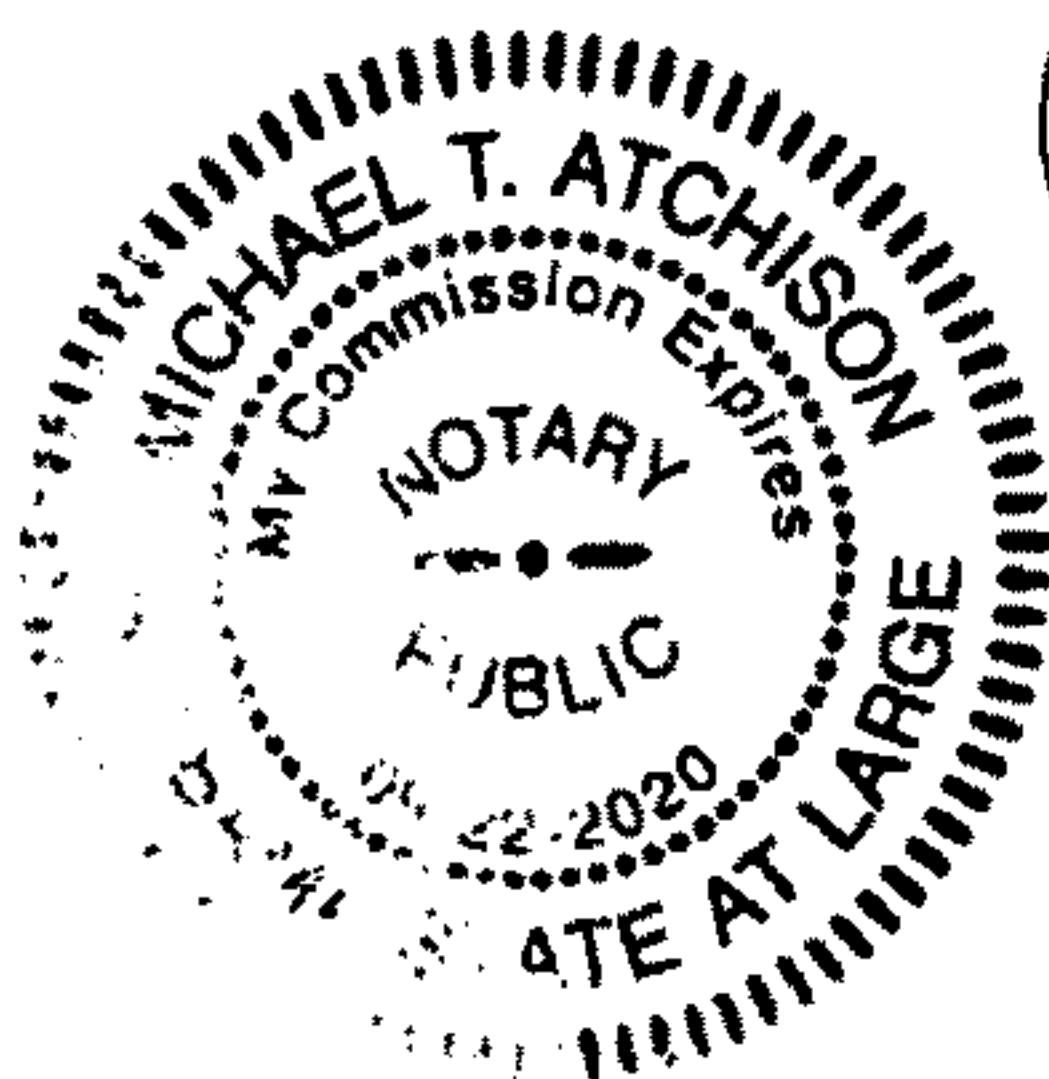
STATE OF ALABAMA  
COUNTY OF SHELBY

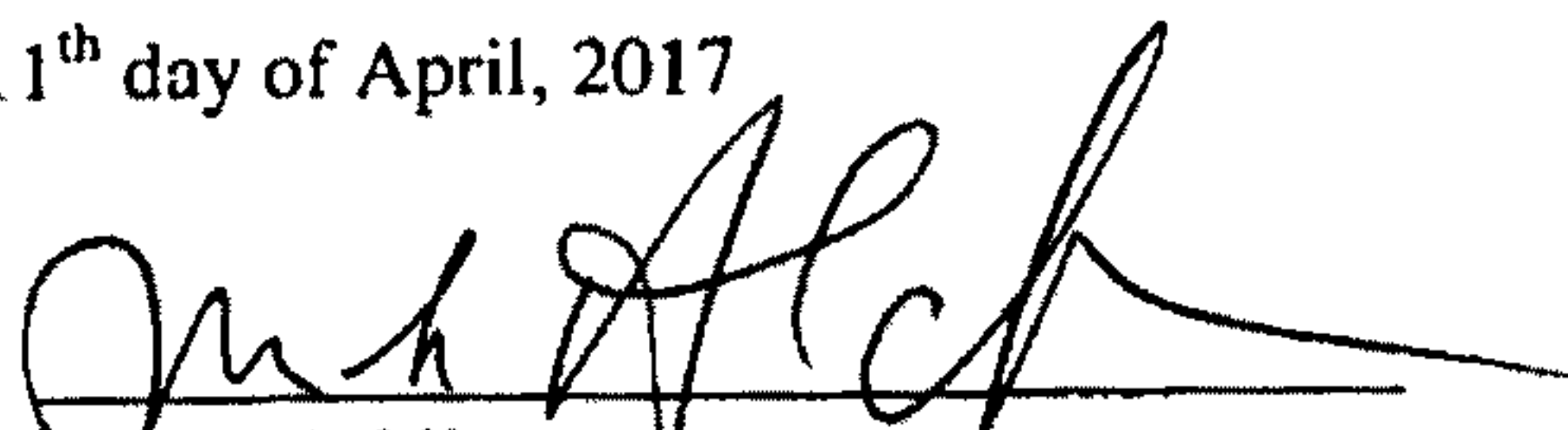
  
20170427000145420 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/27/2017 03:40:38 PM FILED/CERT

  
20170928000353010 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/28/2017 08:52:26 AM FILED/CERT

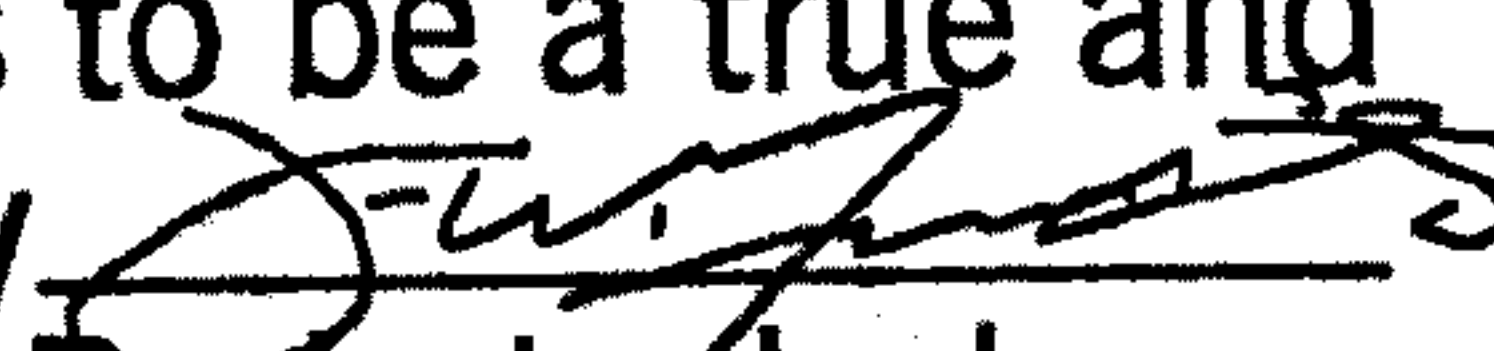
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stancil Handley and Somsup Ann Handley**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents 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 11<sup>th</sup> day of April, 2017



  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 04/27/2017  
State of Alabama  
Deed Tax: \$5.00

UH 3 pgs 9/27/17  
I certify this to be a true and correct copy   
Probate Judge  
Shelby County

## PARCEL 1D

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO MARY NELL MILSTEAD SKELTON, RECORDED IN INSTRUMENT NUMBER 2003-189, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE ALONG THE CENTER OF SAID OLD ROAD

S 47°44'30" W, A DISTANCE OF 30.99 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165",  
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20170928000353010 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/28/2017 08:52:26 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Stancil Handley  
Mailing Address Somerset Handley  
Columbiana AL 35051

Grantee's Name Mary Angela Hughes  
Mailing Address \_\_\_\_\_  
Huntsville AL 35

Property Address Old Hwy 25  
Columbiana

Date of Sale 4-11-17  
Total Purchase Price \$ 5000.00



20170427000145420 3/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/27/2017 03:40:38 PM FILED/CERT

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 \_\_\_\_\_

Print Mike T. Atchison

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20170928000353010 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/28/2017 08:52:26 AM FILED/CERT

Form RT-1