

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Glen Joiner
2866 Joinertown Rd
Columbiana AL 35051

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHT HUNDRED EIGHTY EIGHT DOLLARS and NO/100 (\$888.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Daniel Hidalgo, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Glen Joiner* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein.

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantor. 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.

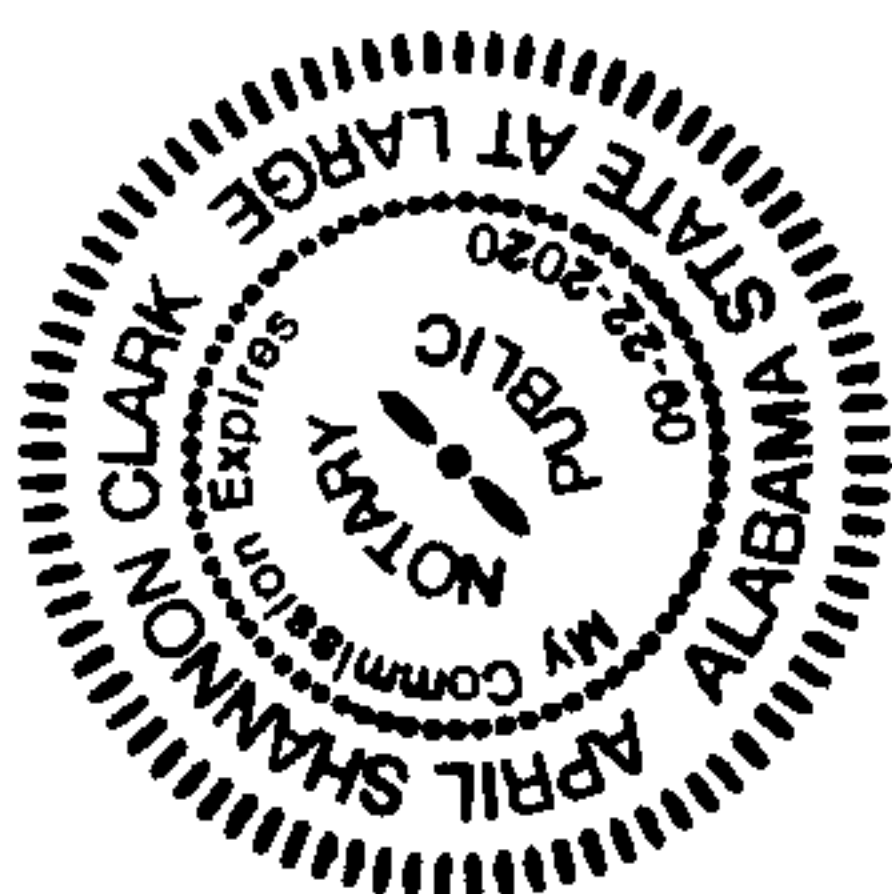
Given under my hand and seal, this 5th day of October, 2017.



Daniel Hidalgo

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Daniel Hidalgo*, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2017.




Notary Public
My Commission Expires: 09/22/2020

Shelby County, AL 10/12/2017
State of Alabama
Deed Tax: \$1.00


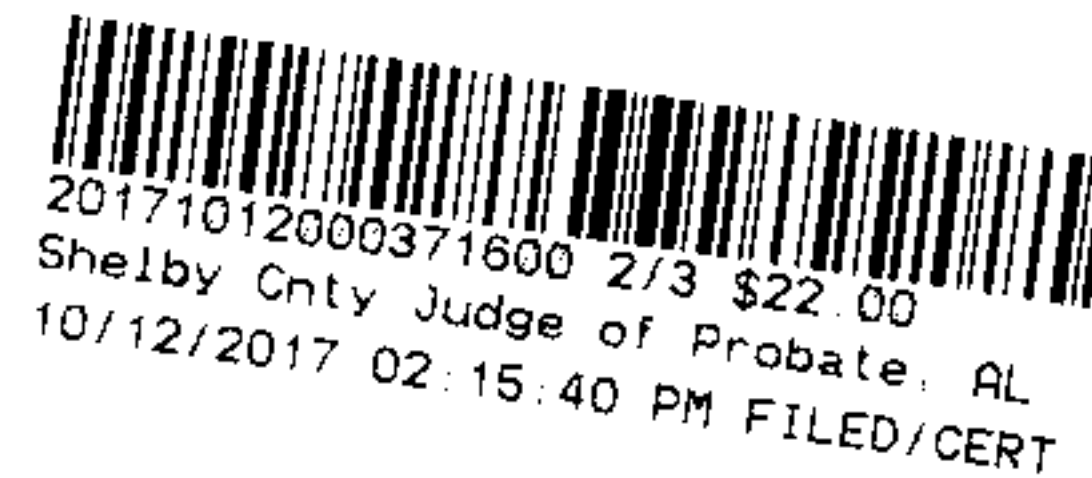

20171012000371600 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/12/2017 02:15:40 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Parcel #21-5-16-0-000-099

Commence at the NW corner of NW 1/4 of NW 1/4 of Section 16, Township 21, Range 1 West and run thence east along the north line of said forty acres 120 feet, more or less, to the southwest right of way line of old Columbiana-Elyton paved road; thence run in a southeasterly direction along the southwesterly right of way line of said road 348 feet; thence south and parallel with the west line of said forty acres run 104 feet to the point of beginning; thence north 104 feet to the southwesterly right of way line of said road; thence run southeasterly along said road right of way 185 feet; thence run southwesterly 104 feet to a point which would be 167 feet southeast of the point of beginning; thence in a northwesterly direction 167 feet to the point of beginning.

It is intended to convey all interest which Grantor received in that certain deed from Charles Edmondson dated June 2, 1995, recorded as Instrument #1995-15296 in the Probate Records of Shelby County, Alabama, whether correctly described herein or not.



Real Estate Sales Validation Form

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

Grantor's Name Daniel Hidalgo
Mailing Address 3736 Hwy 22
Montevallo AL
35115

Grantee's Name Glen Joiner
Mailing Address 2866 Joinertown Rd
Columbiana AL
35051

Property Address Vacant

Date of Sale 10-5-17
Total Purchase Price \$ 998.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other tax sale
☐ 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 Daniel Hidalgo

Sign [Signature]

Unaffested

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171012000371600 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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