

This instrument prepared by:

ELLIS, HEAD, OWENS & JUSTICE  
P.O. Box 587  
Columbiana, Alabama 35051

Send tax notice to:

Mr. and Mrs. Thomas R. Perryman  
5109 Dunnavant Valley Lane  
Birmingham, Alabama 35242

**QUIT CLAIM DEED**

  
20171220000453560 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/20/2017 02:01:27 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to the undersigned Grantors, the receipt whereof is hereby acknowledged, the said undersigned, **JANE MITCHELL ROY**, a married woman, and **HOWARD K. MITCHELL, JR.**, a married man, (herein referred to as Grantors), hereby remise, release, quit claim, grant, sell, and convey unto **THOMAS R. PERRYMAN** and wife, **PAMELA A. PERRYMAN** (herein referred to as Grantees), all their right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL 4 - Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 89° 44' 23" E, a distance of 166.13'; thence N 21° 22' 44" W, a distance of 64.44'; thence N 67° 27' 07" W, a distance of 112.89' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 62.74' to the Easterly R.O.W. line of Dunnavant Valley Road; thence N 31° 29' 02" E and along said R.O.W. line, a distance of 60.35' to the Southerly R.O.W. line of Old Dunnavant Valley Road; thence S 62° 14' 43" E and along said Old Dunnavant Valley Road R.O.W. line, a distance of 56.16' to a curve to the left, having a radius of 120.00, a central angle of 17° 34' 47", and subtended by a chord which bears S 71° 02' 07" E, and a chord distance of 36.67'; thence along the arc of said curve and said R.O.W. line, a distance of 36.82'; thence S 57° 07' 43" W and leaving said R.O.W. line, a distance of 69.00' to the POINT OF BEGINNING. Said Parcel containing 0.10 acres, more or less. According to survey dated July 18, 2017, of Rodney Y. Shiflett, Registered Professional Surveyor No. 21784.

Jane Mitchell Roy is one and the same person as Jane Mitchell Burchfield shown on the deed dated April 1, 1998, and recorded as Instrument # 1998-12650, in the Probate Office of Shelby County, Alabama.

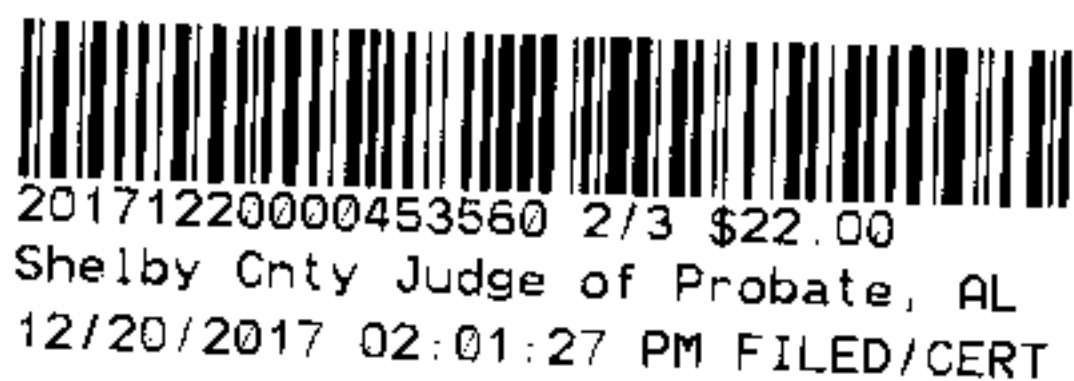
Howard K. Mitchell, the father of the Grantors, died on or about November 5, 2015. Naomi S. Mitchell, the mother of the Grantors, died on or about September 23, 2002.

The above described property does not constitute any part of

the homestead of the Grantors or their spouses.

The purpose of this deed is to correct and clear title, and to convey any interest the Grantors may have in the above described property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_ day of November, 2017.



Jane Mitchell Roy  
Jane Mitchell Roy

Howard K. Mitchell, Jr.  
Howard K. Mitchell, Jr.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jane Mitchell Roy, a married woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of November, 2017.

Lysan Alb  
Notary Public

My Commission Expires: July 27, 2020

North Carolina  
STATE OF ~~ALABAMA~~ )  
~~SHELBY~~ COUNTY )

Durham

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard K. Mitchell, Jr., a married man, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of November, 2017.



Todd A. Hendricks  
Notary Public

My Commission Expires: 2/19/2018

# Real Estate Sales Validation Form

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

Grantor's Name Jane Mitchell Roy  
Howard K. Mitchell, Jr.  
Mailing Address 1200 Dunnavant Valley Road  
Birmingham, Alabama 35242

Grantee's Name Thomas R. Perryman  
Pamela A. Perryman  
Mailing Address 5109 Dunnavant Valley Lane  
Birmingham, Alabama 35242

Property Address 5109 Dunnavant Valley Lane  
Birmingham, Alabama 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



20171220000453560 3/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
12/20/2017 02:01:27 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_ To Clear Title

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 ☐ To Clear Title  
☐ 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 \_\_\_\_\_

Sign \_\_\_\_\_

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1