


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P. O. Box 587  
Columbiana, Alabama 35051

## QUITCLAIM DEED

  
20180326000098560 1/3 \$89.50  
Shelby Cnty Judge of Probate, AL  
03/26/2018 02:41:22 PM FILED/CERT

THE STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to William Raymond Hughes, unmarried (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Terrie Lesley, Daniel Hughes, and Tina Blackmon (hereinafter called GRANTEE, whether one or more) all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT NO. 6 Begin at the northeast corner of Section 1 Township 24 North, Range 12 East; thence southwesterly along the west line of said section 2218.00 feet to the south right-of-way of Highway 25; thence westerly along said south right-of-way 205.00 feet to the northwest corner of the Logan property; thence left 86 deg. 53 min. in a southerly direction along an old fence 424.69 feet to the point of beginning; thence right 90 deg. 55 min. in a westerly direction 258.90 feet; thence left 93 deg. 25 min. in a southerly direction 165.70 feet to the centerline of an old road; thence left 87 deg. 14 min. in an easterly direction along said centerline 251.63 feet to said old fence; thence left 90 deg. 16 min. in a northerly direction 162.73 feet to the point of beginning.

Also conveyed hereby is an easement of a uniform width of 15 feet over and across other property of the previous grantor, to provide ingress and egress to and from the above described parcel and Alabama Highway No. 25.

Also, one-half interest in TRACT NO. 3 Begin at the northeast corner of Section 1, Township 24 North, Range 12 East; thence southwesterly along the west line of said section 2218.00 feet to the south right-of-way of Highway 25; thence westerly along said south right-of-way 205.00 feet to the northwest corner of the Logan property, said point being the point of beginning; thence left 86 deg. 53 min. in a southerly direction along an old fence 424.69 feet; thence right 90 deg. 55 min. in a westerly direction 258.90 feet; thence right 86 deg. 35 min. in a northerly direction 339.40 feet to said south right-of-way; thence right 88 deg. 15 min. in an easterly direction along said south right-of-way 269.00 feet to the point of beginning.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 9th day of March, 2018.

Shelby County, AL 03/26/2018  
State of Alabama  
Deed Tax: \$67.50

  
William Raymond Hughes

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Raymond Hughes, 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 9<sup>th</sup> day of March, 2018.



William R. Jentles  
Notary Public

My commission expires: 9-11-19



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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 William Raymond Hughes
Mailing Address 110 Blue Loop
Montevallo, AL 35115

Grantee's Name Terrie Lesley, Daniel Hughes
Mailing Address Tina Blackmon

Property Address 110 Blue Loop
Montevallo, AL 35115

Date of Sale 3-9-18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 67,200.00

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 3-9-18

Print William Raymond Hughes

Unattested (verified by)

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

Form RT-1

