

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

After recording, return to:

Crystal Ann Robnet

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR and 00/100 (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Troy O. Curry, a Married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Crystal Ann Robnett** (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:

Commence at the Southeast corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said Section 1 a distance of 968.57 feet to a point; thence turn 33 degrees 23 minutes left and run Northwesterly 20.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 114.01 feet to a point; thence turn 89 degrees 38 minutes 30 seconds left and run Southwesterly 162.46 feet to a point on the Easterly right of way line of Shelby County Highway No. 47 in a slight curve to the right; thence turn 83 degrees 34 minutes 18 seconds left to chord and run Southeasterly along the chord of said highway curve a chord distance of 448.66 feet to a point; thence turn 153 degrees 40 minutes 58 seconds left and run Northerly 394.53 feet to the point of beginning.
Situated in Shelby County, Alabama.

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

No part of the homestead of the Grantor or his spouse.
TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 30 day of April, 2018.

Troy O. Curry
Troy O. Curry

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Troy O. Curry**, 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 30 day of April, 2018.

Mark Duke Jr
Notary Public
My Commission Expires: 12-21-19


20180501000148010 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
05/01/2018 03:52:37 PM FILED/CERT

Shelby County, AL 05/01/2018
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Troy P. Curry
Mailing Address _____

Grantee's Name Crysta A Robnell
Mailing Address 3091 Englewood Dr
Stow, OH
44224

Property Address 2315 Hwy 47
Columbiana
35051

Date of Sale _____
Total Purchase Price \$ 5,000
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
☐ 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 _____

Print Mike T. Atchison

Sign _____

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



20180501000148010 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
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