

## QUITCLAIM DEED

STATE OF ALABAMA       )  
                                      )  
SHELBY COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS**, That I, the undersigned, **DAVID AND SANDRA BYRD**, Husband and Wife, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to me, in hand, paid by , the receipt in full and sufficiency whereof is hereby acknowledged, have this day granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the said **WALTER AND BERTHA BEARD**, their heirs and assigns, in fee simple, the following described real property situated, lying and being in the County of Shelby, State of Alabama, the following described real estate (or, land), to-wit:


**A part of the NW ¼ of the SE ¼ of Section 14, Township 21, Range 2 West, Shelby County, Alabama, more particularly described as follows; Begin at a point where the eastern boundary of the NW ¼ of the SE ¼ of said Section 14 is intersected by the Southwesterly right-of-way line of Shelby County Highway No. 26; thence run in a southerly direction along the eastern boundary of said ¼- ¼ Section a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. And run westerly a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. And run Northerly parallel with the Eastern boundary of said ¼-1/4 section to a point on the southerly right of way line of Shelby County Highway No. 26; thence turn to the right and County Highway no 26 to the point of beginning.**

**Parcel # 22-6-14-0-000-040.000**

**TO HAVE AND TO HOLD** the aforegranted premises to **WALTER AND BERTHA BEARD**,

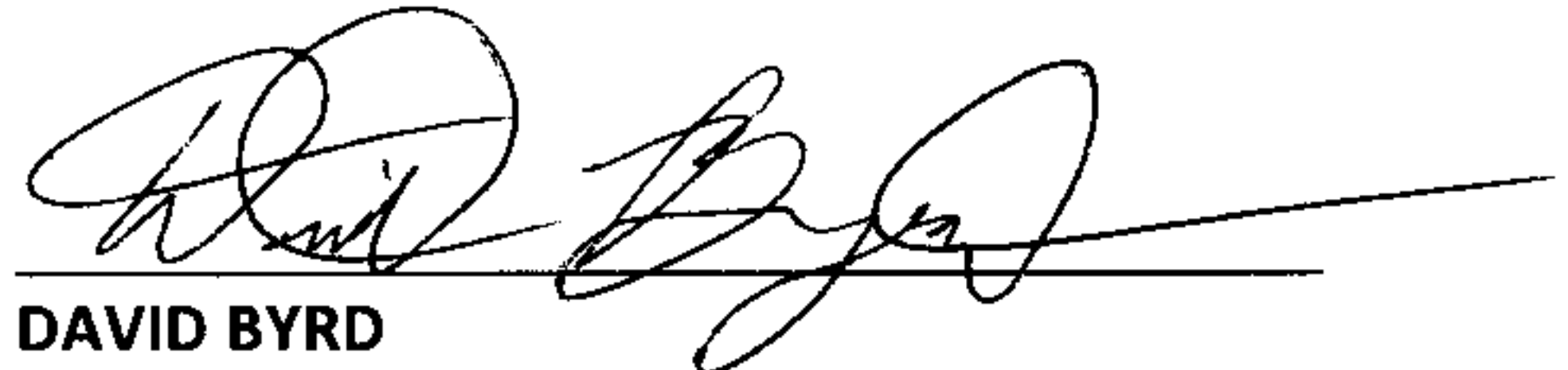
Shelby County, AL 05/10/2018  
State of Alabama  
Deed Tax: \$8.00

1

  
20180510000160840 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/10/2018 01:34:23 PM FILED/CERT

their heirs and assigns forever. This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10 day of May, 2018.

  
DAVID BYRD


  
SANDRA BYRD

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DAVID BYRD** and **SANDRA BYRD**, whose names 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, they executed the same voluntarily on the day the same bears date.

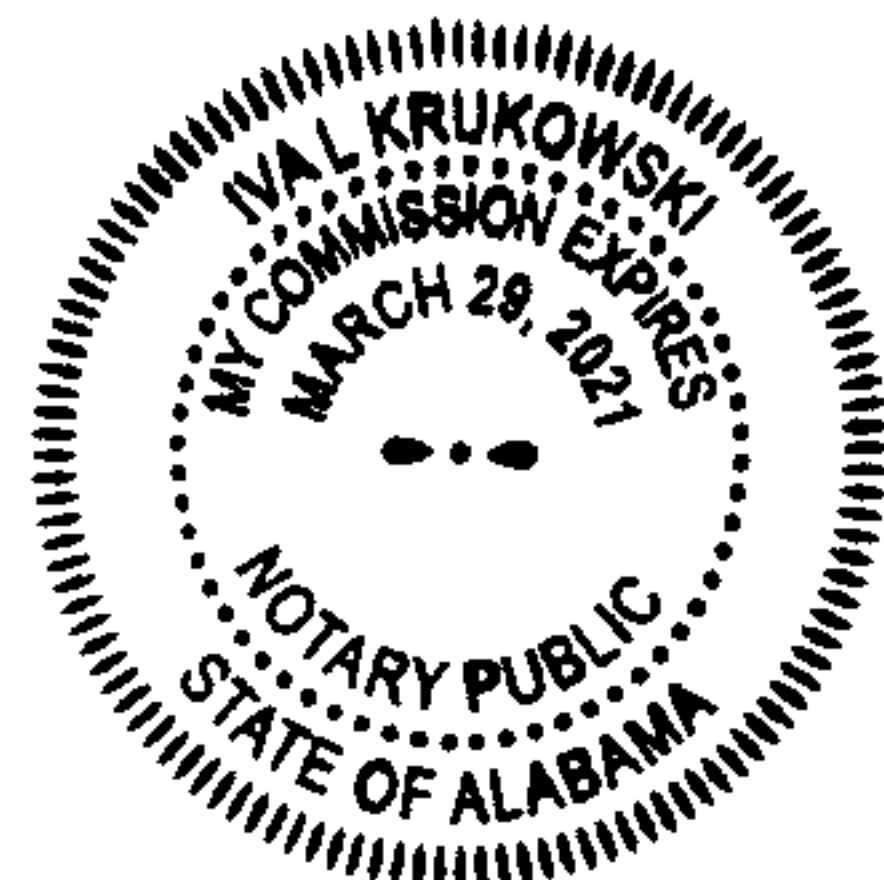
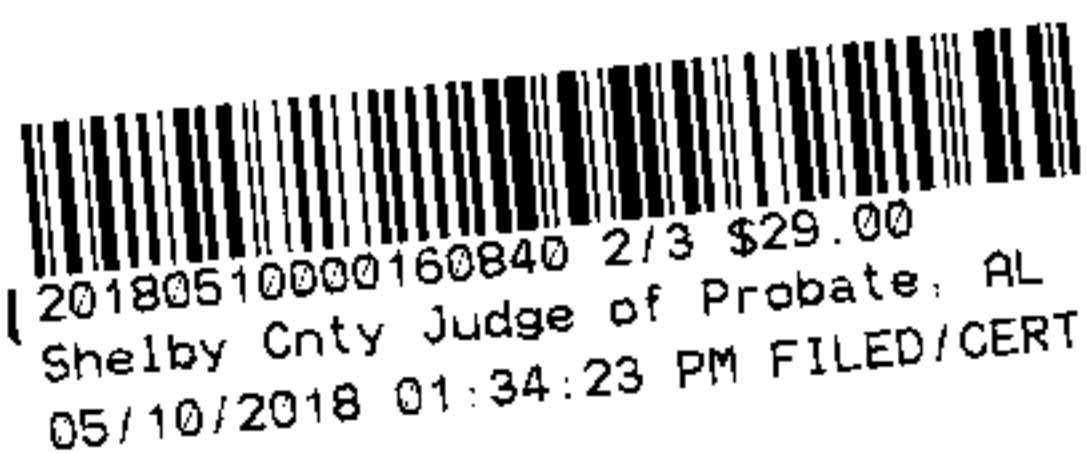
**GIVEN** under my hand and official seal this 10 day of May, 2018.

(Seal)

  
NOTARY PUBLIC

Expiration: 03-29-21

Prepared by:  
Levy Walker  
WALKER LAW GROUP  
P.O. Box 131  
Calera, AL 35040



# Real Estate Sales Validation Form

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

Grantor's Name David / Sandra  
Mailing Address Brvd  
4542 Hwy 26  
Columbiana

Grantee's Name Walter / Bertha  
Mailing Address Brvd  
4288 Hwy 26  
Columbiana

Property Address 4288 Hwy 26  
Columbiana

Date of Sale 5/10/18  
Total Purchase Price \$ 8,000

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 ☐ 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 5/10/18

Unattested

Print WALTER BEARD

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180510000160840 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/10/2018 01:34:23 PM FILED/CERT

ified by)