

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice To:
Charles Edgar Atchison

STATE OF ALABAMA

SHELBY COUNTY

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten & 00/100 Dollars (\$10.00)** good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Margie Faye Posey, (a married woman)**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Charles Edgar Atchison (an unmarried man)** hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

See Exhibit A Tax Id No. 28 2 04 0 001 005.000

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to all items of record.

NOTE: This property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 24 day of May, 2017.

GRANTORS

Margie Faye Posey (L.S.)
Margie Faye Posey

STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Margie Faye Posey, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24 day of May, 2017.

[Signature]
Notary Public
MCE 4/26/2020

20181207000428180 1/3 \$259.00
Shelby Cnty Judge of Probate, AL
12/07/2018 12:05:03 PM FILED/CERT

Shelby County, AL 12/07/2018
State of Alabama
Deed Tax: \$238.00


✱

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

A part of the NW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 2 West, described as follows: Begin at the Southwest corner of the NW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 2 West and run North along the West line of said forty, to the South right of way line of the Montevallo-Columbiana Road, also known as the Old Tuscaloosa Highway; thence Northeasterly along the South right of way line of said road to a point that is 300 feet Southwesterly from the center of the L & N Railroad tract (said point being the West line of the W.S. Stonecypher lot); thence Southeasterly parallel with the center of said railroad tract and 300 feet distance from said center line, to the South line of said NW 1/4 of NW 1/4; thence West along said South line of said NW 1/4 of NW 1/4 to the point of beginning.

LESS AND EXCEPT that portion conveyed to F.C. Hall by deed recorded in Deed Book 225, Page 314, in Probate Office.


20181207000428180 2/3 \$259.00
Shelby Cnty Judge of Probate, AL
12/07/2018 12:05:03 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Margie Faye Posey
Mailing Address 10532 HWY 22
Calera, AL 35040

Grantee's Name: Charles Edgar Atchison
Mailing Address: c/o Leland Atchison
2001 Timber Lane
Alabaster, AL 35007

Property Address: 10920 HWY 22
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 237,970

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 12/7/2018

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

Print Dan Head, Attorney

☒ Unattested

(Verified by)

Form RT-1

20181207000428180 3/3 \$259.00
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