

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

After recording, return to:  
Michael A. Brown  
3421 Hwy 83  
Vincent AL 35178

STATE OF ALABAMA,  
SHELBY COUNTY

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **THIRTY FIVE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$35,750.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **William C. Brown, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Michael A. Brown** (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:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

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

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal, this 6th day of Dec, 2018.

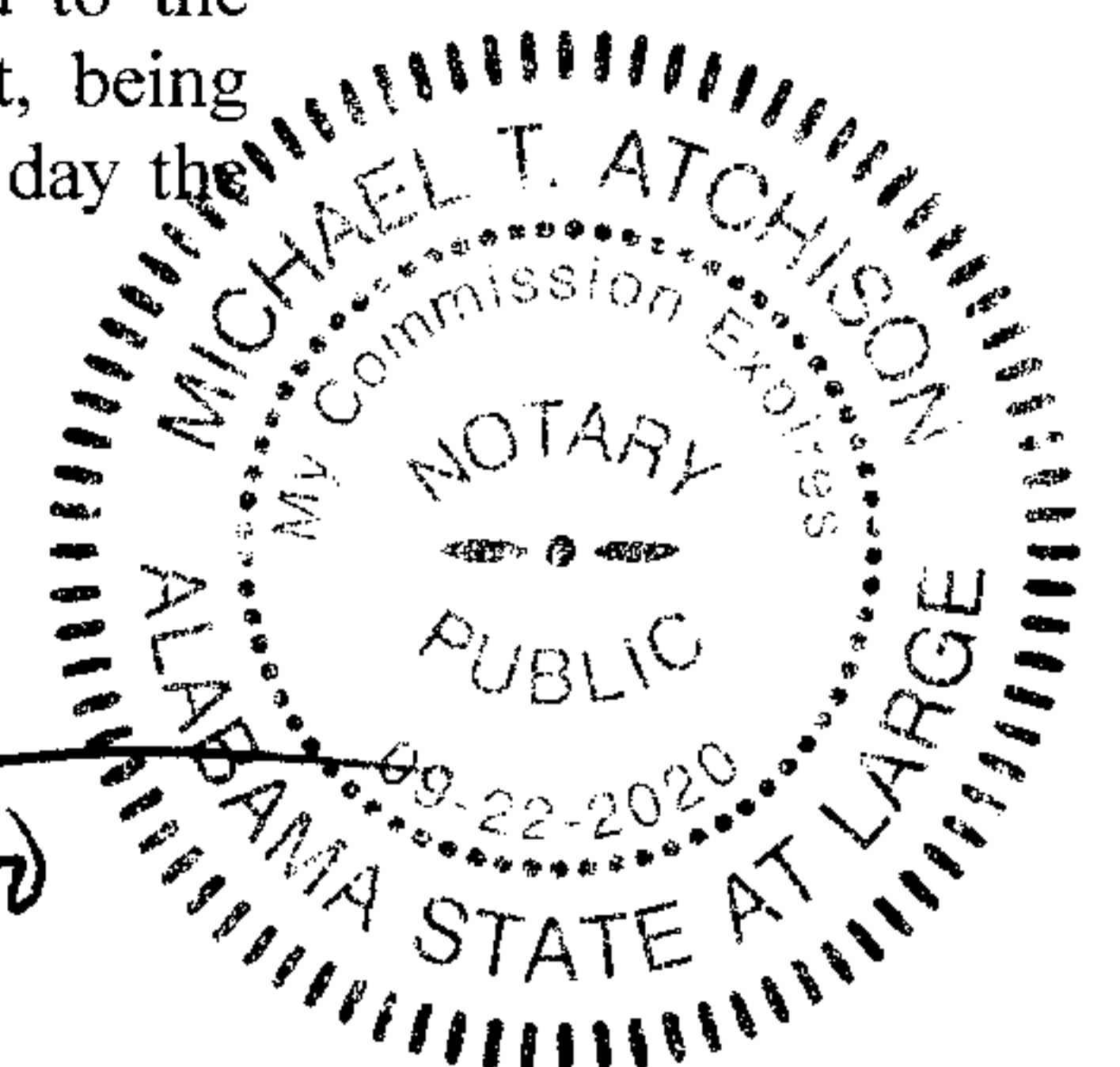
William C. Brown  
William C. Brown

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Michael T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William C. Brown**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of Dec, 2018.


Michael T. Atchison  
Notary Public  
My Commission Expires: 9-22-2020



20181213000436450 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/13/2018 02:54:25 PM FILED/CERT

**EXHIBIT A – LEGAL DESCRIPTION**

Commence at the NE corner of the S ½ of the SW ¼ of the SE ¼ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said S ½ a distance of 380.04 feet to the point of beginning; thence turn left 90 degrees 55 minutes 11 seconds and run South a distance of 1486.27 feet to the northerly right of way line of Shelby County Road NO. 83; thence turn right and run southwesterly along said North right of way line a distance of 191 feet, more or less; thence turn right and run North and parallel to the East line of said property a distance of 1027.19 feet; thence turn left 26 degrees 55 minutes 45 seconds and run northwesterly a distance of 315.72 feet; thence turn right 44 degrees 49 minutes 40 seconds and run northeasterly a distance of 123.06 feet to the intersection of two creeks; thence turn left 25 degrees 04 minutes and run northwesterly along said creek 140 feet, more or less to the North line of said S ½ of the SW ¼ of the SE ¼ of Section 9, Township 19 South, Range 2 East; thence turn right and run East along said North line a distance of 295.62 feet to the point of beginning. Situated in Shelby County, Alabama.

  
20181213000436450 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/13/2018 02:54:25 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 William C. Brown  
Mailing Address \_\_\_\_\_

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

8241 Hwy 62  
Vincent

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
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 to clear T. 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 6 Dec 2018

Print  William C. Brown

Unattested

Sign  William C. Brown  
(Grantor/Grantee/Owner/Agent) circle one

