

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

After recording, return to:
Billy W. Crenshaw

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That pursuant to Divorce and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Linda S. Champion, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Billy W. Crenshaw** (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

Linda Sue Crenshaw and Linda S. Crenshaw and Linda S. Champion are one in the same person.

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 9th day of January, 2019.

20190212000046150 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
02/12/2019 03:38:40 PM FILED/CERT

Linda S. Champion
Linda S. Champion

STATE OF ALABAMA
COUNTY OF SHELBY

I, Debra M. King, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda S. Champion**, 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 9th day of January, 2019.

Shelby County, AL 02/12/2019
State of Alabama
Deed Tax: \$5.00

Debra M. King
Notary Public

My Commission Expires: 3/21/2020

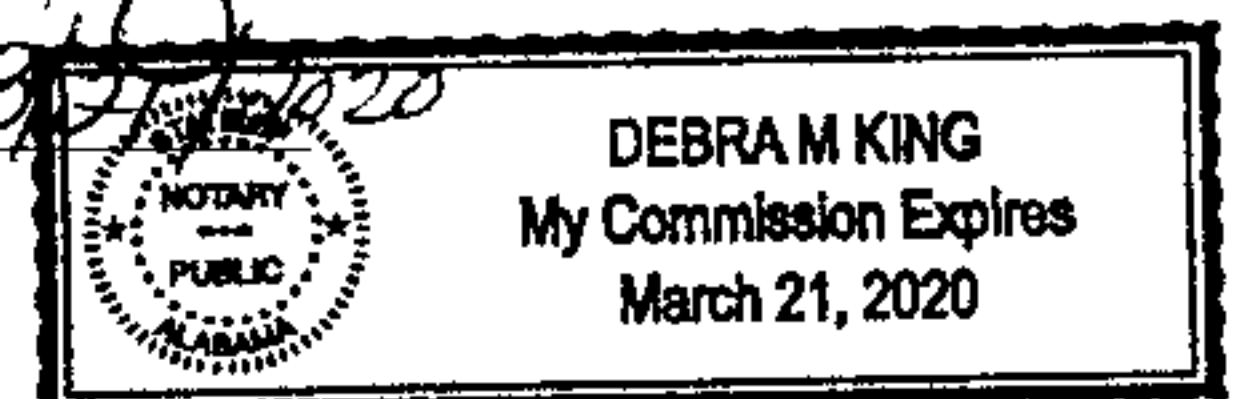


EXHIBIT A – LEGAL DESCRIPTION

PARCEL II:

Commence at the SW corner of the NE 1/4, NE 1/4 of Section 31, Township 21 South, Range 1 East of said section; Being the same as the center of the NE 1/4 of said Section; thence North along the West line 428 feet to the point of beginning; thence continue North 180 feet along West line; thence turn 54 degrees right to the NE for a distance of 220 feet; thence turn 79 degrees 30 minutes right to the SE for a distance of 150 feet; thence turn 79 degrees right to the SW for a distance of 362 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III:

Commencing at the NE corner of Section 31, Township 21 South, Range 1 East; thence West 820.47 feet to the SW right of way of County Highway #28; thence Southeast along right of way 671.3 feet; thence turn 90 degrees to the right and run a distance of 589.67 feet to the point of beginning; thence continue along last described course a distance of 362.16 feet, more or less, to the Billy Wayne Crenshaw and Linda Sue Crenshaw property; thence turn 90 degrees to the left and run a distance of 30 feet, more or less, to the Howard Foster and Kay Foster property; thence turn 90 degrees to the left and run a distance of 362.16 feet; thence turn left and run 30 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL IV:

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows:

Begin at the Northeast corner of Section 31, Township 21 South, Range 1 East, and run westerly along the North side of said section for 820.47 feet to an iron on the Southwest right of way of Shelby County Road No. 28; thence turn an angle of 139 degrees 06 minutes to the left and run southeasterly along the Southwest right of way of said road number 28 for 686.30 feet to a point in centerline of a 30 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 degrees 00 minutes to the right and run southwesterly along the 30 foot wide access easement for 851.71 feet; thence turn an angle of 90 degrees 30 minutes to the right and run northwesterly for 15.00 feet to the point of beginning; thence turn and angle of 90 degrees 30 minutes to the left and run southwesterly for 100.00 feet; thence turn and run northwesterly for 240.55 feet; thence turn an angle of 89 degrees 30 minutes to the right and run northeasterly for 362.18 feet; thence turn an angle of 90 degrees 30 minutes to the right and run southeasterly for 74.38 feet; thence turn an angle of 89 degrees 30 minutes to the right and run southwesterly for 262.18 feet; thence turn an angle of 89 degrees 30 minutes to the left and run southeasterly for 166.17 feet back to the point of beginning. Situated in Shelby County, Alabama.

PARCEL V:

A portion of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows: Begin at the SW corner of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, and run North along the West side of said NE 1/4 of NE 1/4, 428 feet; thence turn right 54 degrees and run northeasterly for 362 feet; thence turn right 79 degrees 30 minutes and run southeasterly for 148.62 feet; thence turn right 89 degrees 30 minutes and run southwesterly for 362.18 feet; thence turn left 89 degrees 30 minutes and run southeasterly for 270.55 feet; thence turn right 89 degrees 30 minutes and run southwesterly for 150 feet to the South side of the NE 1/4 of the NE 1/4 of said section; thence turn right 46 degrees and run West along south line for 256 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL VI:

Begin at the NE corner of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said Section 31 a distance of 820.47 feet to the SW right of way boundary of Kingdom Road (Shelby County Hwy. No. 28); thence turn an angle of 139 degrees 06 minutes to the left and run along said SW right of way boundary a distance of 701.30 feet to the NE corner of property conveyed by deed recorded in Deed Book 249, Page 410; thence turn an angle of 90 degrees to the right and run a distance of 776 feet along the northwesterly boundary of the property described in said deed to the NW corner; thereof, being the point of beginning of the property described herein; thence continue in the same direction to a point on the South boundary of the NE 1/4 of NE 1/4 of said Section 31; thence run East along the South boundary of said quarter-quarter section to the northwesterly boundary of the property conveyed to grantors by deed recorded in Deed Book 274, Page 627; thence run northeasterly along the northwesterly boundary of the property described in said deed a distance of 117 feet, more or less, to the southwesterly corner of the property described in deed recorded in said Deed Book 249, Page 410; thence run northwesterly along the southwesterly boundary of the property described in said deed a distance of 225 feet, more or less, to the point of beginning.

PARCEL VII:

An easement for access and utilities over the following described property:

Commencing at the NE corner of Section 31 Township 21 South, Range 1 East; thence West 820.47 feet to the SW right of way of County Hwy. #28; thence SE along ROW 671.3 feet to the point of beginning; thence continue SE 30 feet; thence turn 90 degrees to the right for a distance of 589.67 feet to the SW; thence turn 90 degrees to the right for a distance of 30 feet to the NW; thence turn 90 degrees right for distance of 589.67 feet to the point of beginning.


20190212000046150 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
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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 Linda S. Champion
Mailing Address 89 Walden Rd
Columbiana AL
35051

Grantee's Name Billy W. Crenshaw
Mailing Address 89 Walden Rd
Columbiana, AL
35051

Property Address 89 Walden Rd
Columbiana, AL
35051

Date of Sale 01-09-19
Total Purchase Price \$5,000.00
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

Unattested _____

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1