

THIS INSTRUMENT WAS PREPARED BY:

MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

QUIT-CLAIM DEED


20190402000104390 1/2 \$23.00
Shelby Cnty Judge of Probate: AL
04/02/2019 10:22:52 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and to clear title

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Helen Joyce Gober, a Single woman

hereby remises, releases, quit claims, grants, sells and conveys to

Jimmy Cummings and Debra Cummings

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

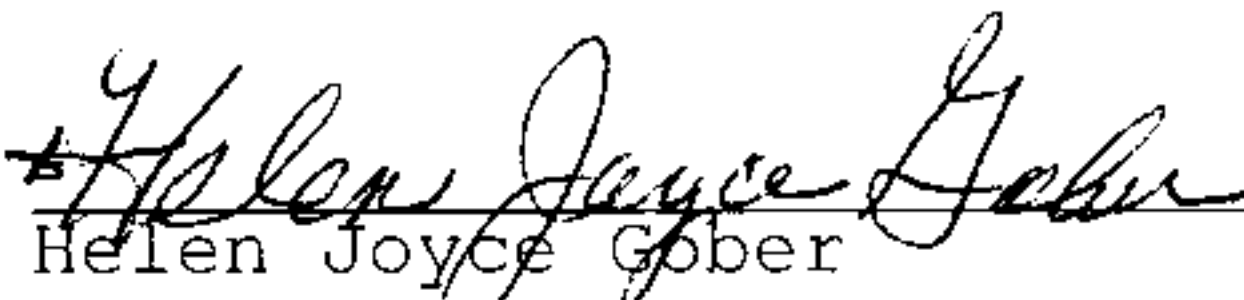
PARCEL 1:

Commence at the SE corner of above said 1/4-1/4; thence South 90 degrees 00 minutes 00 seconds West, a distance of 578.09 feet; thence North 08 degrees 00 minutes 00 seconds West, a distance of 425.15 feet; thence North 14 degrees 01 minutes 00 seconds West, a distance of 102.40 feet; thence North 06 degrees 30 minutes 00 seconds West, a distance of 200.00 feet to the point of beginning; thence continue along the last described course, a distance of 100.55 feet; thence South 87 degrees 42 minutes 55 seconds East, a distance of 92.96 feet; thence South 00 degrees 44 minutes 26 seconds East, a distance of 30.00 feet; thence North 89 degrees 15 minutes 34 seconds East, a distance of 13.30 feet; thence South 00 degrees 44 minutes 26 seconds East, a distance of 70.21 feet; thence North 87 degrees 42 minutes 55 seconds West, a distance of 96.17 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RPLS#21784, dated September 6, 2006.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 1st day of April, 2019.

 (SEAL)
Helen Joyce Gober

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Helen Joyce Gober, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of April, 2019.


Notary Public

My commission expires:

Shelby County, AL 04/02/2019
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 Helen Joyce Geber
Mailing Address 911 Binnie Dr
Weaver, AL 36277

Grantee's Name Jimmy & Debra Cummings
Mailing Address UNKNOWN

Property Address _____
Hwy 47

Date of Sale 04/01/19
Total Purchase Price \$ 5000.00
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 Helen Joyce Geber

Unattested

Sign Helen Joyce Geber

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1