

THIS INSTRUMENT PREPARED BY:
Linda L. Cole, Attorney
P. O. Box 59153
Birmingham, AL 35259

SEND TAX NOTICE TO:
William Anthony Lybrand
10830 Highway 55 North
Westover, AL 35185

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One dollar and other valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells and conveys to **WILLIAM ANTHONY LYBRAND** (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Grantor is an heir at law of Annie Faye Lybrand.
Title Not Examined.
This is not the homestead of the grantor.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 8th day of April, 2019.

Witnesses:

Ricky Malcolm Abbott
Ricky Malcolm Abbott

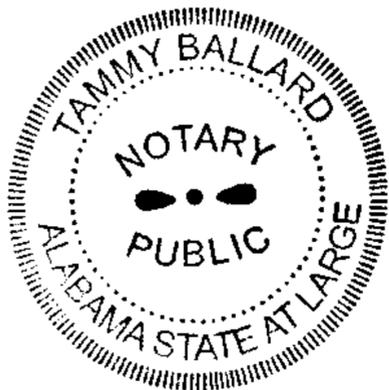
General Acknowledgment

Shelby County, AL 05/24/2019
State of Alabama
Deed Tax: \$29.50

STATE OF ALABAMA)
Talladega COUNTY)

I, the undersigned, a Notary Public in and for said county and said state, hereby certify that Ricky Malcolm Abbott, an unmarried man, 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, he/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2019



Tammy Ballard
Notary Public

My commission expires: My Commission Expires April 7, 2021



20190524000178760 1/3 \$50.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:36:58 AM FILED/CERT

Commence at the Northeast corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$,
Sec. 22, T-19-S, R-1-E, thence run West along the North line of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$
Section, a distance of 403.36 feet, to the East right of way line of
Shelby County HWY. No. 55; thence turn an angle of 74 deg. 46 min. 12 sec.
to the left and run along said Hwy. R/W a distance of 486.25 feet to the
point of beginning; thence continue along said Hwy. R/W a distance of
115.18 feet; thence turn an angle of 105 deg. 36 min. 30 sec. to the left
and run a distance of 223.67 feet; thence turn an angle of 85 deg. 47 min.
04 sec. to the left and run a distance of 36.27 feet; thence turn an angle
of 73 deg. 16 min. 24 sec. to the left and run a distance of 209.16 feet
to the point of beginning. Situated in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$, Sec.
22, T-19-S, R-1-E, Shelby County.



20190524000178760 2/3 \$50.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:36:58 AM 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 Ricky Abbott
Mailing Address P.O. Box 81
Lincoln, AL 35096

Grantee's Name William Lybrand
Mailing Address 10830 Hwy 55
Westover, AL 35185

Property Address 10830 Hwy 55
Westover 35185

Date of Sale 4/8/19
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 58,800 1/2 = 29,400



20190524000178760 3/3 \$50.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:36:58 AM FILED/CERT

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

* 2 deeds
Recorded for 1
piece of property

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 5/24/19

Unattested

(verified by)

Print William Lybrand

Sign William Lybrand

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Sarah Robinson
Assessment
5/24/19