

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

After recording, return to:
Leah Richards
4205 Antietam Drive
Mountain Brook, AL 35213

STATE OF ALABAMA,
SHELBY COUNTY
TO CLEAR TITLE
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR AND ZERO CENTS (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Lyn Dobbs, Married man, hereby remises, releases, quit claims, grants, sells, and conveys to Leah Richards (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:

The East ½ of the SE ¼ of the SE ¼ of the NW ¼ of Section 33,
Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at a one-inch crimped iron found locally accepted to be the Southeast corner of the SE ¼ of the NW ¼ of said Section 33; thence run North 87°52'02" West along the South of said ¼ - ¼ section for a distance of 330.82 feet to an iron pin found; thence run North 00°16'21" East for a distance of 665.63 feet to an iron pin found; thence run South 88°12'23" East for a distance of 328.41 feet to an iron pin found on the East line of said ¼ - ¼ section; thence run South 00°04'15" seconds West for a distance of 667.66 feet to the point of beginning.

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.

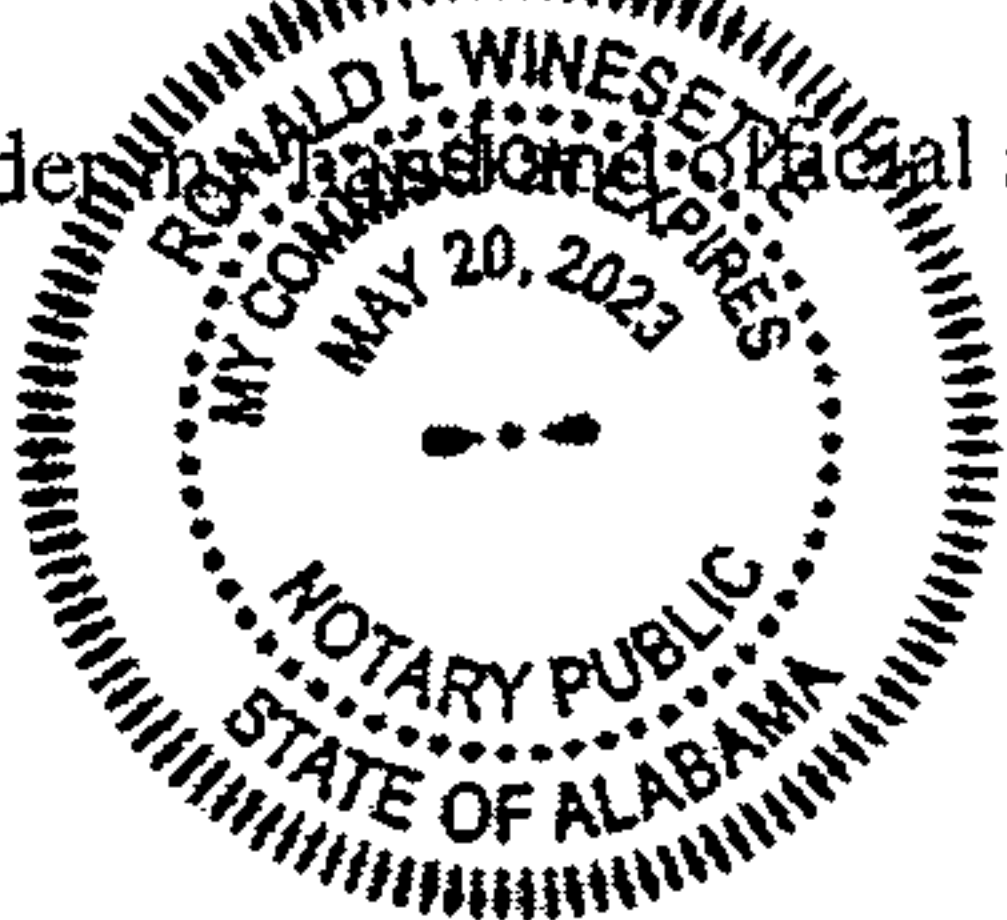
Given under my hand and seal, this 5th day of July, 2019.

Lyn Dobbs
Lyn Dobbs

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lyn Dobbs, 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 seal this 5th day of July, 2019.



[Signature]
Notary Public
My Commission Expires:

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lyn Dobbs
 Mailing Address 81 County Line Rd
Chelsea, AL 35612

Grantee's Name Leah Richards
 Mailing Address 4205 Antieham Drive
Mountain Brook, AL 35213

Property Address Achilles Ave 33-19-24

Date of Sale 7-5-19
 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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other To clear title

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 7-5-19

Print Lyn Dobbs

☐ Unattested

Sign Lyn Dobbs
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2019 09:37:37 AM
 \$19.00 CHERRY
 20190801000276150

Allen S. Boyd

Form RT-1