

Send Tax Notice To:

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS , that in consideration of Ten-Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned , the receipt of which is acknowledged the undersigned , Dendell Howard, a married man remises, releases and forever quitclaims to Wendell "Andrews hereinafter referred to as Grantees, all rights, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, **AS RECORDED IN PROBATE OFFICE OF SHELBY CLAIR COUNTY, ALABAMA to wit:**

BEGIN at the SW Corner of the SE 1/4 of the SW 1/4 at Section 5. township 18South, Range 2 East, Shelby County, Alabama, said point being the POINT 01 BEGINNING; thence NO O'OO'OO"W for a distance of 262.02' to the Southerly R.O.W. line of Shelby County Highway 43; thence N85'18'24E and along said R.O.W. line for a distance at 479.45' to a curve to the left having radius of 2030.00', and subtended by a chord bearing N84'32'03"E.. and a chord distance of 54.73'; thence along the arc of said curve and said R 0 W line for a distance at 54.73' to the Westerly R 0 W line at Shelby County Highway 55 and a non—tangent curve to the left, having a radius of 2540.00' and, subtended by a chord bearing S36'19'48"W, and a chord distance of 53.61' thence along the arc of said curve and said ROW, line for a distance at 53.61'; thence S35'43'32"W and along said R.O.W line for a distance at 326.17'; thence N89'43'08"W and leaving said ROW line for distance a 310.11' to the POINT OF BEGINNING.

Said parcel containing 2.69 acres, more or less.

I further certify that I have consulted the Federal insurance Rate Map (FIRM.) Community Panel #01117C 0127 F, Zone 'X' dated February 20, 2013 and found that the above described Parcel does not lie in a flood Hazard Zone,E

NOTE:

This Parcel shown and described herein may be subject to setbacks., Right—of—Ways, easements, zoning and restrictions that may be found in the Probate Office of said County According to survey by Rodney Shiflett dated April 16. 2007

TO HAVE AND TO HOLD unto the Grantee forever,
GIVEN under my hand and seal this the 14th day August, 2019

Shelby County, AL 08/14/2019
State of Alabama
Deed Tax: \$11.50

Dendell Howard
Dendell Howard, Grantor

IN WITNESS WHEREOF, I have hereto set my hand and seal this 14th day of August, 2019, the undersigned Notary Public, hereby certify that Dendell Howard whose name is signed to the foregoing conveyance and who is known to me,

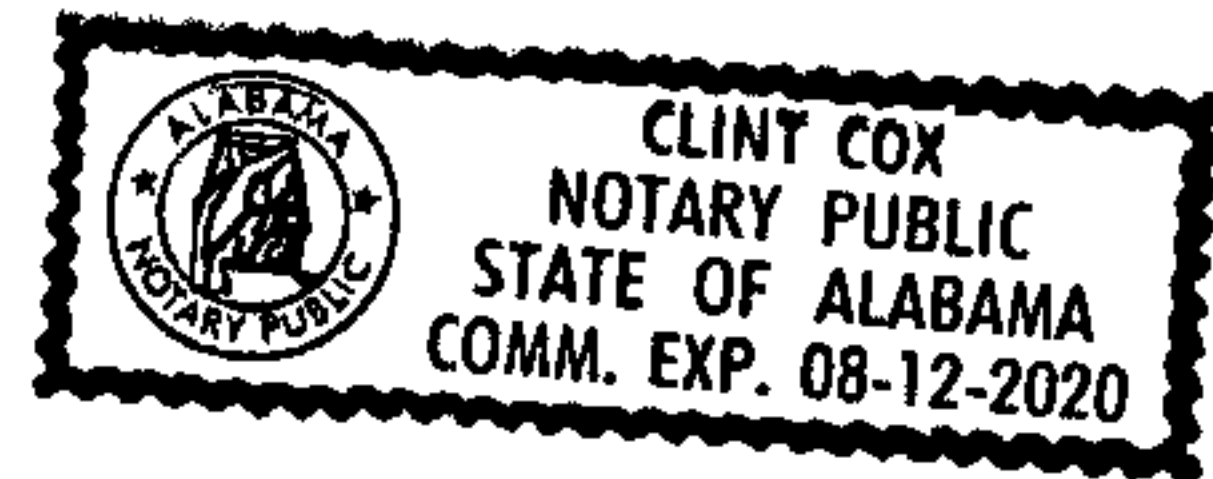
acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily



Notary Public

My commission expires: 8/12/2020

**THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF TITLE BY
BEVERLY BARBER ATTORNEY AT LAW
105 FLORIDA RD
PELL CITY, AL 35125**



20190814000296080 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
08/14/2019 04:19:09 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 Wendell Howard
Mailing Address 15481 HWY 43
Vandiver AL 35176

Grantee's Name Wendell Andrews
Mailing Address 20881 HWY 55
Stewart, AL 35147

Property Address _____

Date of Sale 8-14-2019
Total Purchase Price \$ 10,00
or
Actual Value \$11,300.00
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 8-14-2019

Print Wendell Andrews

Sign Wendell Andrews

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190814000296080 3/3 \$32.50
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