

20190822000308820
08/22/2019 01:23:16 PM
QCDEED 1/4

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **MICHAEL GOODE, a married person** (the “Grantor”), does hereby remise, release, quitclaim and convey unto **MICHAEL GOODE AND JENNIFER SPAHN GOODE, Husband and Wife** (hereinafter referred to as the “Grantees”), as joint-tenants with right of survivorship, any and all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

EXHIBIT “A”

The above Grantor, Michael Goode, is the surviving Grantee of that instrument recorded in Instrument Number 20100329000091900. The other Grantee Nena Goode having passed away on or about May 31, 2017.

TO HAVE AND TO HOLD to the Grantees, as joint-tenants with right of survivorship, their heirs, successors and assigns, forever.

[Signature page follows]

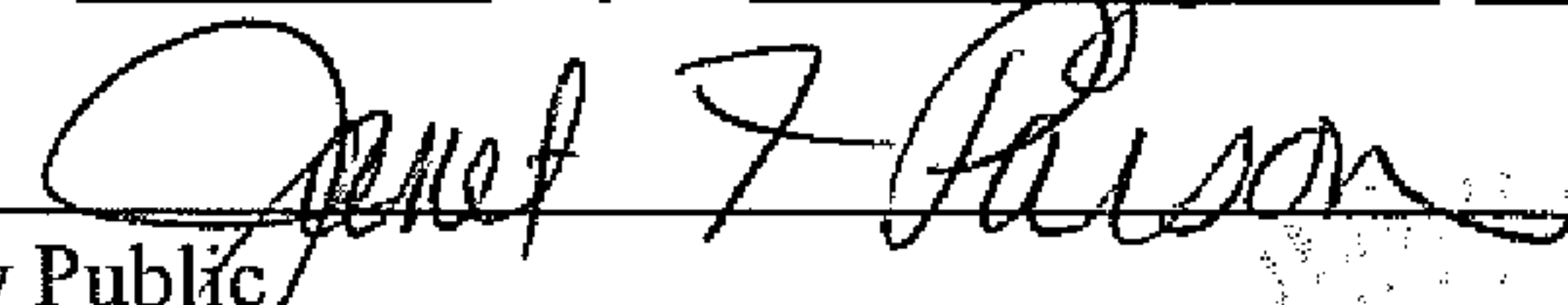
IN WITNESS WHEREOF, MICHAEL GOODE has caused this conveyance to be executed and his seal affixed this the 21st day of August, 2019


MICHAEL GOODE

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **MICHAEL GOODE** signed the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of August, 2019


Notary Public
My commission expires: 10/5/2020

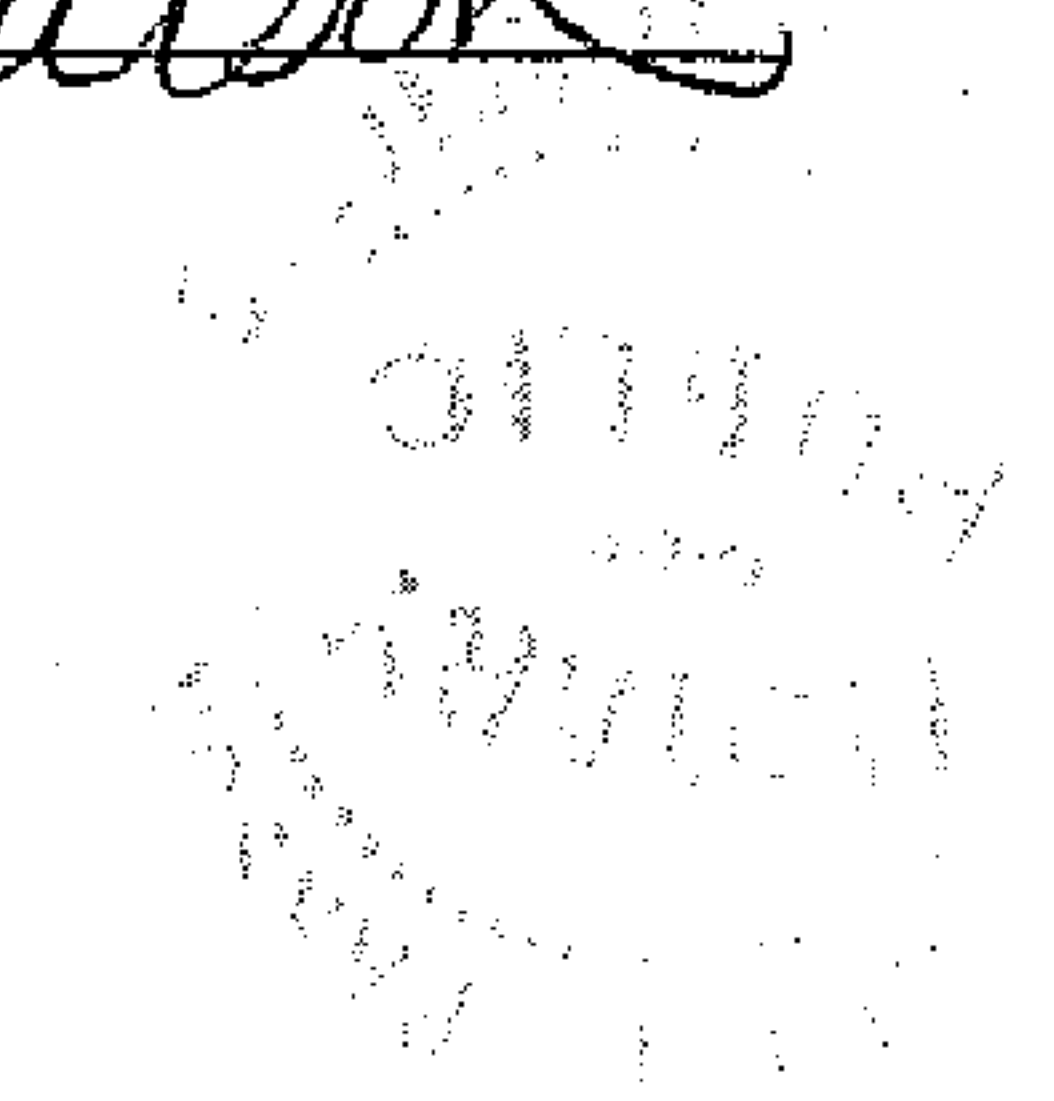


EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND RUN NORTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 937.21 FEET TO THE POINT OF BEGINNING. THENCE FROM SAID POINT, CONTINUE NORTH ALONG SAME COURSE FOR A DISTANCE OF 392.04 FEET TO A POINT ON THE SOUTH LINE OF SHELBY COUNTY HIGHWAY #49; THENCE TURN AN ANGLE OF 91 DEGREES 30 MINUTES 15 SECONDS TO THE LEFT AND RUN ALONG SAID SOUTH LINE OF HIGHWAY FOR A DISTANCE OF 333.33 FEET TO A POINT; THENCE TURN AN ANGLE OF 88 DEGREES 33 MINUTES 27 SECONDS TO THE LEFT AND RUN FOR A DISTANCE OF 392.04 FEET TO A POINT; THENCE TURN AN ANGLE OF 91 DEGREES 28 MINUTES 33 SECONDS TO THE LEFT AND RUN FOR A DISTANCE OF 333.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG SAID QUARTER-QUARTER LINE A DISTANCE OF 937.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 392.04 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 30 MINUTES 15 SECONDS LEFT AND RUN A DISTANCE OF 166.66 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 29 MINUTES 45 SECONDS LEFT AND RUN A DISTANCE OF 392.04 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 30 MINUTES 15 SECONDS LEFT AND RUN A DISTANCE OF 166.66 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name MICHAEL GOODE
Mailing Address 7215 HWY 49
Columbiana, AL 35051

Grantee's Name MICHAEL & JENNIFER GOODE
Mailing Address 7215 HWY 49
Columbiana, AL 35051

Property Address 7215 HWY 49
Columbiana, AL 35051

Date of Sale 08/21/2019
Total Purchase Price \$
or
Actual Value \$

20190822000308820 08/22/2019 01:23:16 PM QCDEED 4/4 or
Assessor's Market Value \$ 206,510.00

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 Shelby County Tax Assessor

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 08/22/2019

Print Burt Newsome

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2019 01:23:16 PM
\$231.00 CHERRY
20190822000308820

(verified by)

Allen S. Byrd