

Send tax notice to:  
Joseph Properties, LLC  
290 Joseph Drive  
Columbiana, AL 35051

This instrument prepared by:  
Rodney S. Parker, Attorney  
2550 Acton Road, Suite 210  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$5,000.<sup>00</sup> Dollars  
(\$ ) and other good and valuable consideration, in hand paid to the undersigned **G. J. Stinson, a married individual, G. J. Owen, a single individual, and J. A. Joseph, a married individual** (hereinafter referred to as the "Grantor") by **Joseph Properties, LLC**, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all his right title and interest in and to the following described real estate situated in Jefferson County, Alabama, to-wit:

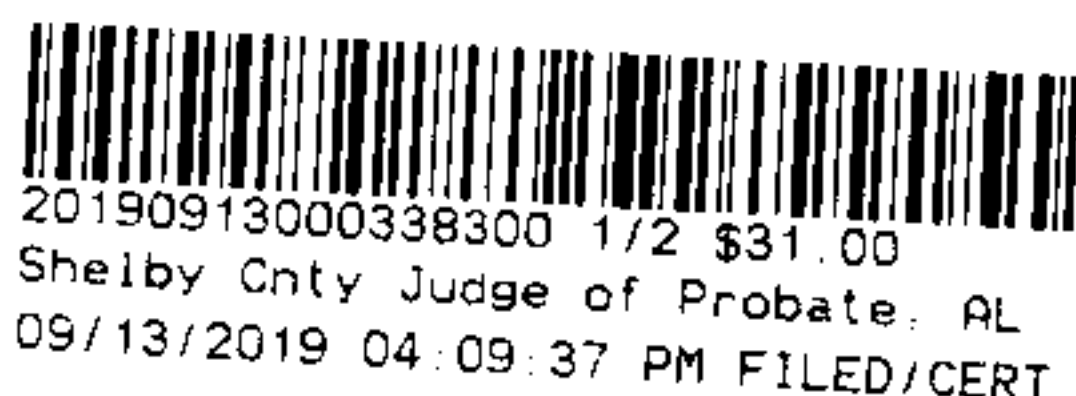
Commence at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 88° 36' 13" West along the South line of said 1/4-1/4 Section a distance of 271.03 feet to the point of beginning; thence continue along the last described course a distance of 373.05 feet; thence North 12° 20' 16" East a distance of 243.73 feet to the Southerly right of way of Joseph Drive (60' ROW); thence South 66° 30' 51" East along said right of way a distance of 81.13 feet to a point on a curve to the left having a central angle of 25° 59' 06" and a radius of 221.76 feet; thence along said right of way and along the arc of said curve a distance of 100.57 feet; thence South 42° 31' 45" East along said right of way a distance of 109.46 feet to a point on a curve to the left having a central angle of 10° 53' 34" and a radius of 632.35 feet; thence along said right of way and along the arc of said curve a distance of 120.22 feet to the point of beginning; being situated in Shelby County, Alabama.

~~Also conveyed is a 1997 Buick LeSabre Mobile Home, Serial No. ALBHS3W10960122~~

G. J. Stinson is one and the same as Glenda J. Stinson, G. J. Owen is one and the same as Gail J. Owen and J. A. Joseph is one and the same as J. Anthony Joseph.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30 day of July, 2019.



Glenda J. Stinson  
Glenda J. Stinson

Gail J. Owen  
Gail J. Owen

J. Anthony Joseph  
J. Anthony Joseph

STATE OF ALABAMA  
COUNTY OF SHELBY

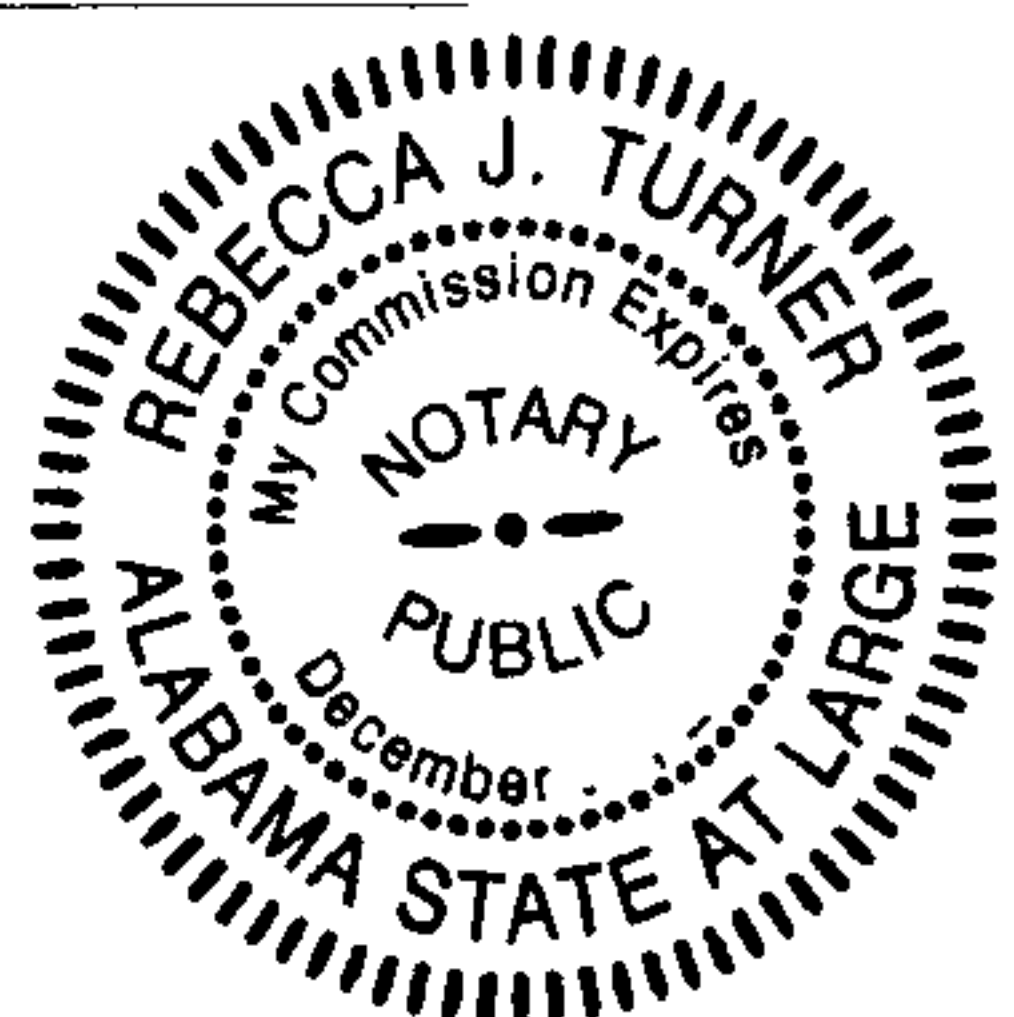
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenda J. Stinson, Gail J. Owen and J. Anthony Joseph, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of July, 2019.

Rebecca J. Turner  
Notary Public:  
Commission Expires:

ADDRESS OF GRANTORS:  
6151 Chelsea Rd  
Columbiana, AL 35051

Shelby County, AL 09/13/2019  
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 G.J. Owen  
Mailing Address 1011 Chelsea Road  
Columbiana, AL 35051

Grantee's Name Joseph Properties LLC  
Mailing Address 290 Joseph Drive  
Columbiana, AL 35051

Property Address 64 Joseph Drive  
Columbiana, AL 35051

Date of Sale 5,000.00 7/30/2019  
Total Purchase Price \$ 5,000.00

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 Ashley Joseph Mezzano

Sign Ashley Joseph Mezzano

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



20190913000338300 2/2 \$31.00  
Shelby Cnty Judge of Probate: AL  
09/13/2019 04:09:37 PM FILED/CERT

Form RT-1