

THIS INSTRUMENT WAS PREPARED BY:

MIKE T. ATCHISON, ATTORNEY  
P.O. BOX 822  
COLUMBIANA, ALABAMA 35051

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STATE OF ALABAMA  
SHELBY COUNTY

**QUIT-CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and to clear title

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Wayne Singleton, a Single man

hereby remises, releases, quit claims, grants, sells and conveys to

Steven G. Slatton

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the West ½ of the NW ¼ of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at a point on the North line of Section 5, Township 20 South, Range 1 East, where it intersects the centerline of Columbiana-Calera Road; (Shelby County Highway No. 438); thence run South 22 degrees 46 Minutes West for a distance of 330 feet to a point; Thence run South 08 degrees 30 minutes West for a distance of 500 feet to a point; thence South 05 Degrees 56 minutes West for a distance of 460 feet to a point; thence run South 12 degrees 35 minutes West for a distance of 83.14 feet to a point; thence run South 19 degrees 02 minutes West for a distance of 112.18 feet to a point; thence run South 24 degrees 07 minutes for a distance of 124.68 feet to the point of beginning of parcel of land herein described; from said point thus obtained run East and parallel to North line of said Section for a distance of 1510.27 feet to a point; thence North for a distance of 150.495 feet to a point; Thence West and parallel to North line of said Section for a distance of 1457.95 feet to a point in the centerline Of said County Road; thence Southwesterly for a distance of 160 feet, more or less, to the point of beginning. LESS AND EXCEPT 20-feet off of the West side for County Road.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 1<sup>st</sup> day of November, 2019.

 (SEAL)  
Wayne Singleton

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Wayne Singleton, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1<sup>st</sup> day of November, 2019.

  
Notary Public

My commission expires:

9/22/2020



20191106000412900 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/06/2019 02:23:56 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 Wayne Sinaleton  
Mailing Address 139 McDonald Rd  
Wilsonville, AL  
35186

Grantee's Name Steven G. Slatton  
Mailing Address 1660 Hwy 438  
Wilsonville, AL 35186

Property Address 1660 Hwy 438  
Wilsonville, AL  
35186

Date of Sale 11-1-2019  
Total Purchase Price \$

or  
Actual Value \$ 500.00

or  
Assessor's Market Value \$



20191106000412900 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/06/2019 02:23:56 PM 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 ☐ Appraisal  
☐ Sales Contract ☒ Other Settlement of Circuit Ct. Case  
☐ Closing Statement 058CV2019-900181

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 Mike T. Atchison

Unattested \_\_\_\_\_

Sign Mike

(verified by)

(Grantor/Grantee/Owner/Agent) circle one