

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice, P. O. Box 587, Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Thousand Eight Hundred Forty-two and 48/100 Dollars (\$4,842.48) in hand paid to Marvin Datcher, a single man (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Cynthia Datcher (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:

From the Southwest corner of the SW 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 2 East, Shelby County, Alabama, proceed S 0 deg. 04 min. 00 sec. W along the West boundary of the NW 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 2 East for a distance of 114.40 feet to a point; thence proceed S 89 deg. 37 min. 00 sec. E 306.68 feet to the point of beginning of herein described parcel of land, known as Parcel No. 3 of the Datcher Family Survey; thence from said point of beginning continue along aforementioned course S 89 deg. 37 min. 00 sec. E 153.34 feet to a point; thence proceed N 0 deg. 11 min. 45 sec. E 681.72 feet to a point; thence proceed N 89 deg. 37 min. 00 sec. W parallel to South boundary of herein described parcel of land for a distance of 155.15 feet to a point; thence proceed S 0 deg. 02 min. 37 sec. W 681.73 feet back to the point of beginning of herein described parcel of land.

The above described parcel of land is located on the NW 1/4 of the NE 1/4 of Section 36 and the SW 1/4 of the SE 1/4 of Section 25, all in Township 19 South, Range 2 East, Shelby County, Alabama and contains 2.41 Acres.

TO HAVE AND TO HOLD to said GRANTEE forever.

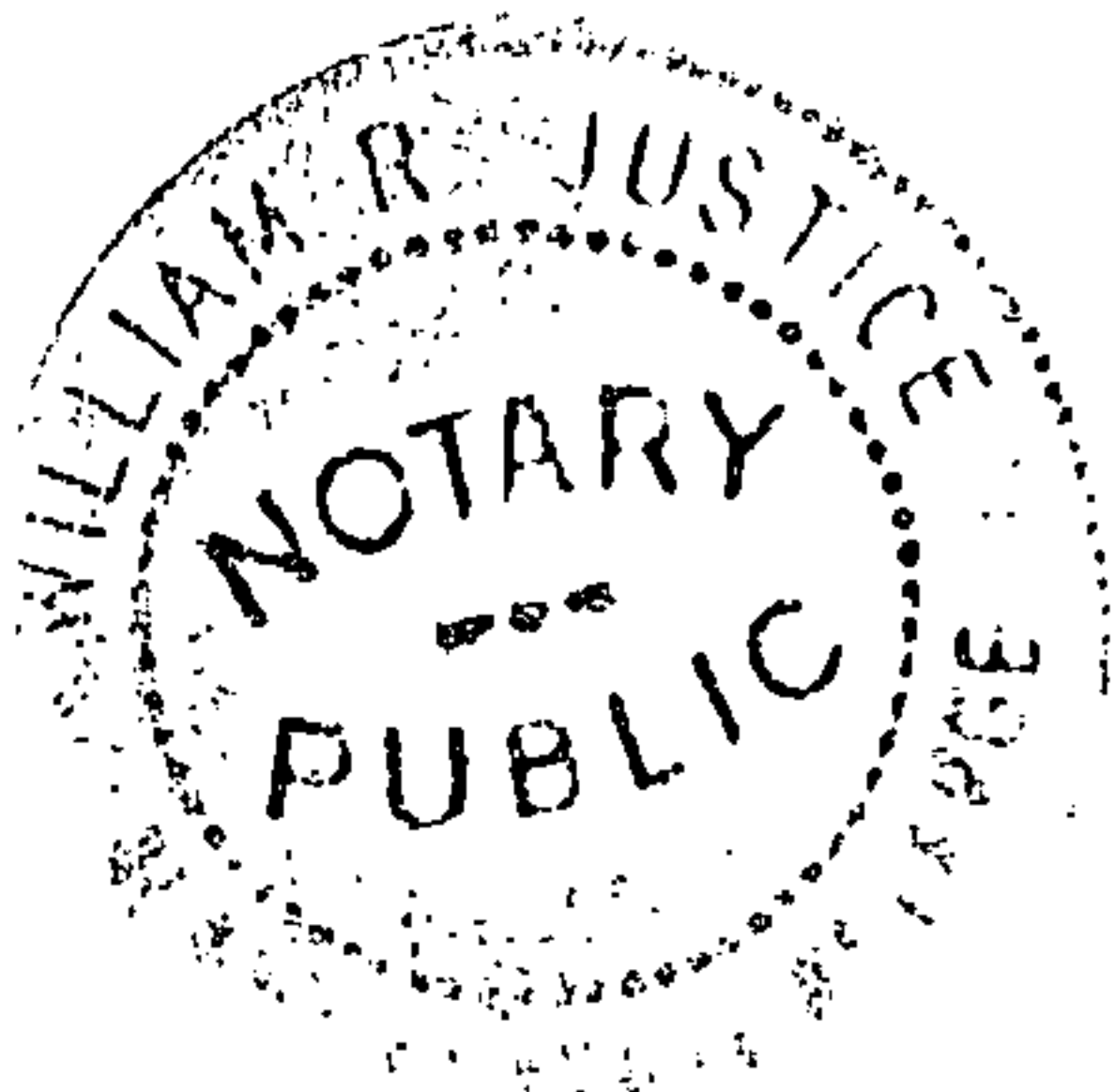
Given under the hand and seal of GRANTOR, this 29th day of October, 2019.

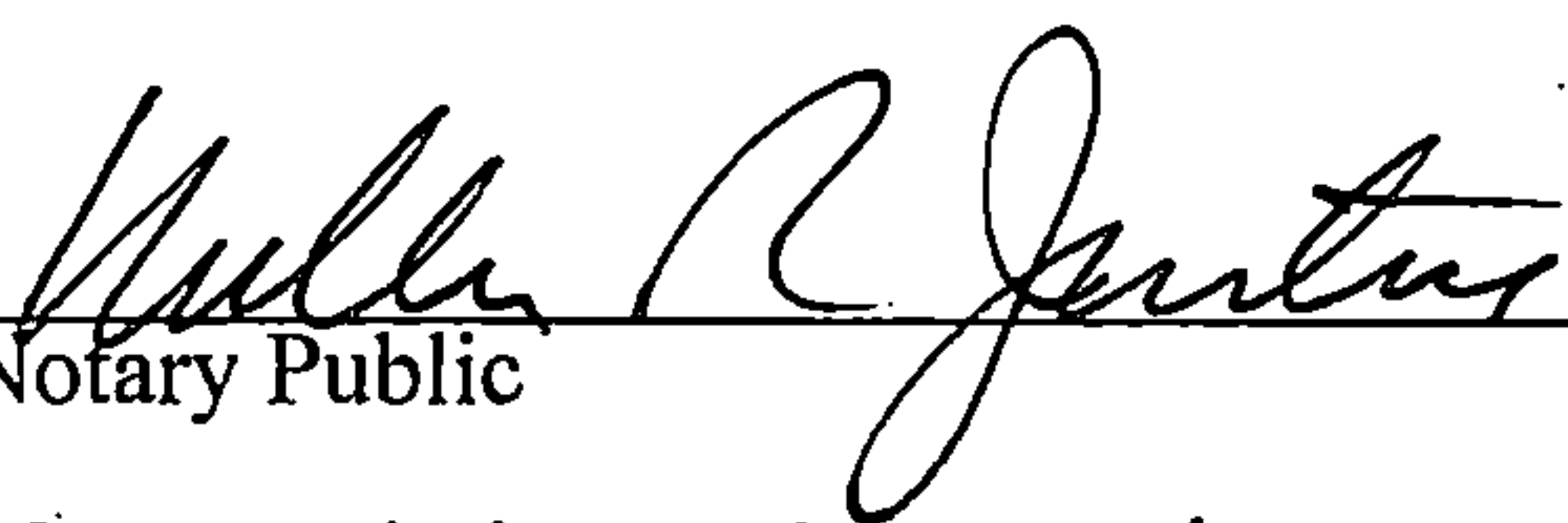

Marvin Datcher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marvin Datcher, 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 29th day of October, 2019.




Notary Public
My commission expires: 9-12-23


20191230000481240 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
12/30/2019 12:03:55 PM FILED/CERT

Shelby County, AL 12/30/2019
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 Marvin Datcher
Mailing Address 66 Wagon Road
Neversville, AL 35078

Grantee's Name Cynthia Datcher
Mailing Address P.O. Box 5121
Pasadena, CA 91117

Property Address Glaze Ferry Rd
Vincent AL

Date of Sale 10-29-19
Total Purchase Price \$ 4,842.48
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 10-29-19

Print Marvin Datcher

Unattested _____

Sign Marvin Datcher

(Grantor/Grantee/Owner/Agent) circle one



20191230000481240 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
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Form RT-1