

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

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
9680 Highway 42
Shelby, Alabama 35143

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Cecilia D. Perkins, unmarried (herein referred to as GRANTOR, whether one or more) hereby releases, quitclaims, grants, sells, and conveys unto Virgil Perkins, unmarried, (herein referred to as GRANTEE, whether one or more), all of her right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

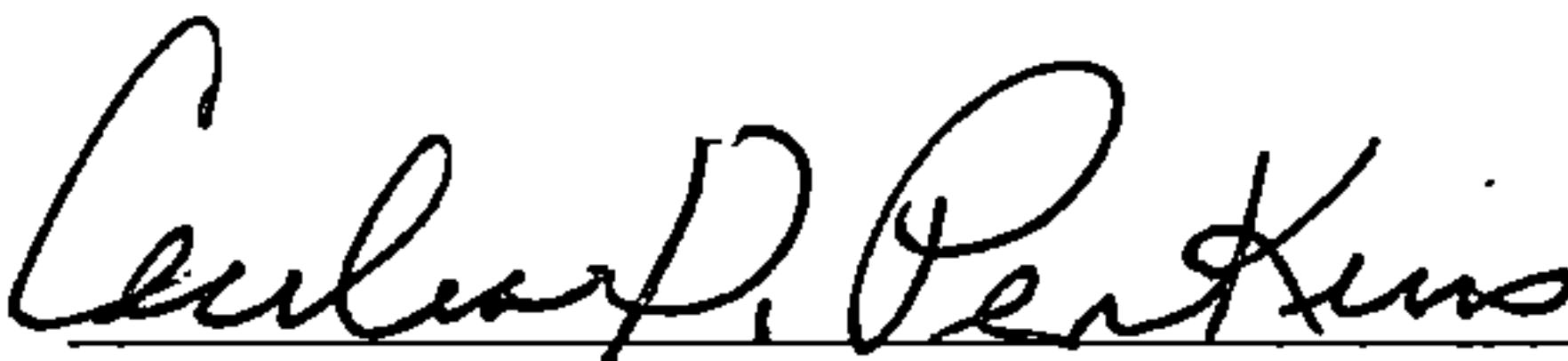
**LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND
INCORPORATED BY REFERENCE AS IF FULLY SET OUT HEREIN.**

**This conveyance is made subject to ad valorem taxes for the current year; all
easements, restrictive covenants, reservations and rights of way appearing of
record affecting the property.**

No portion of the above-described real property constitutes GRANTOR'S homestead.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns of GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTORS' hand and seal, this
the 12 day of February, 2019.

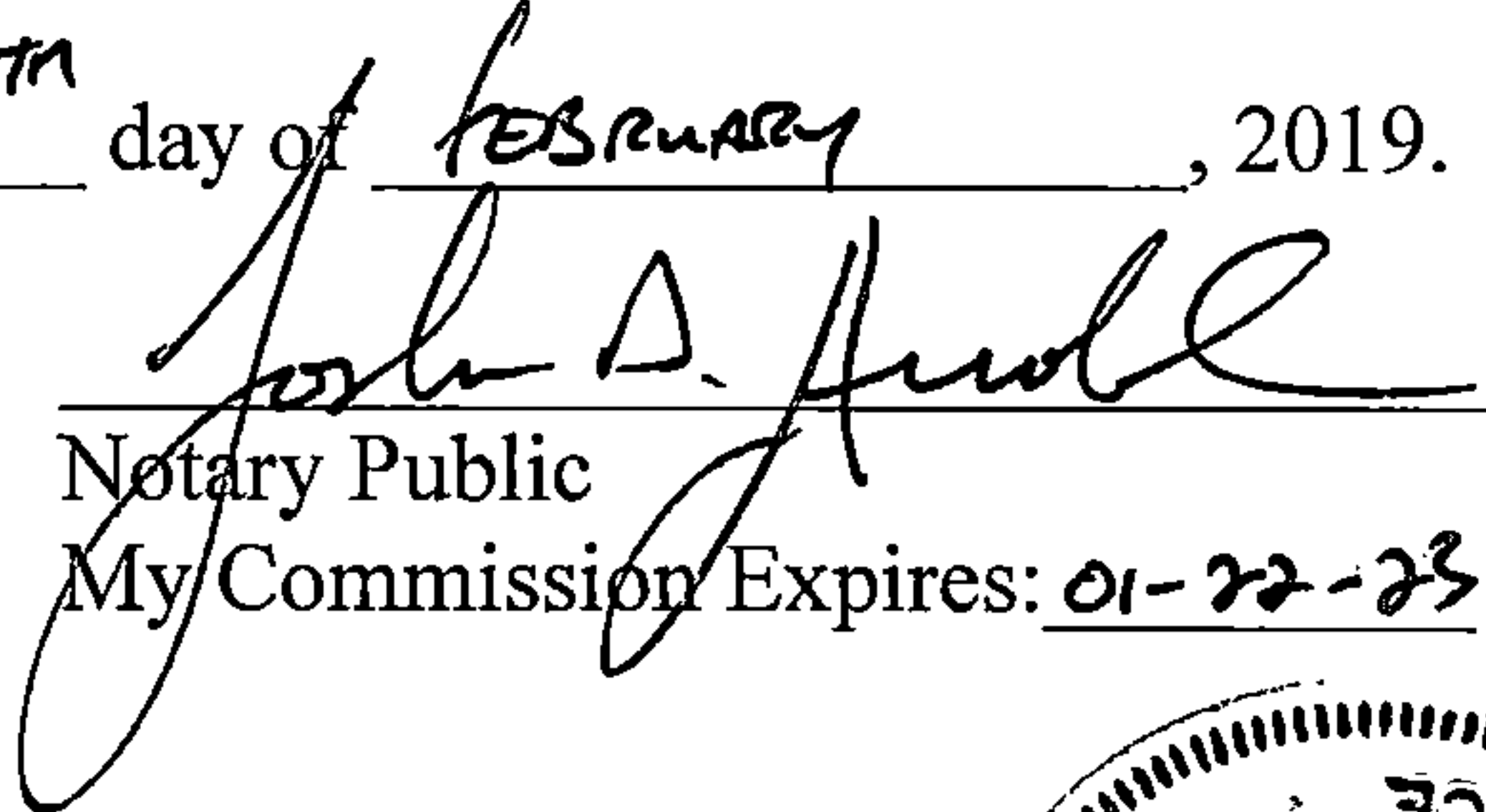

Cecilia D. Perkins

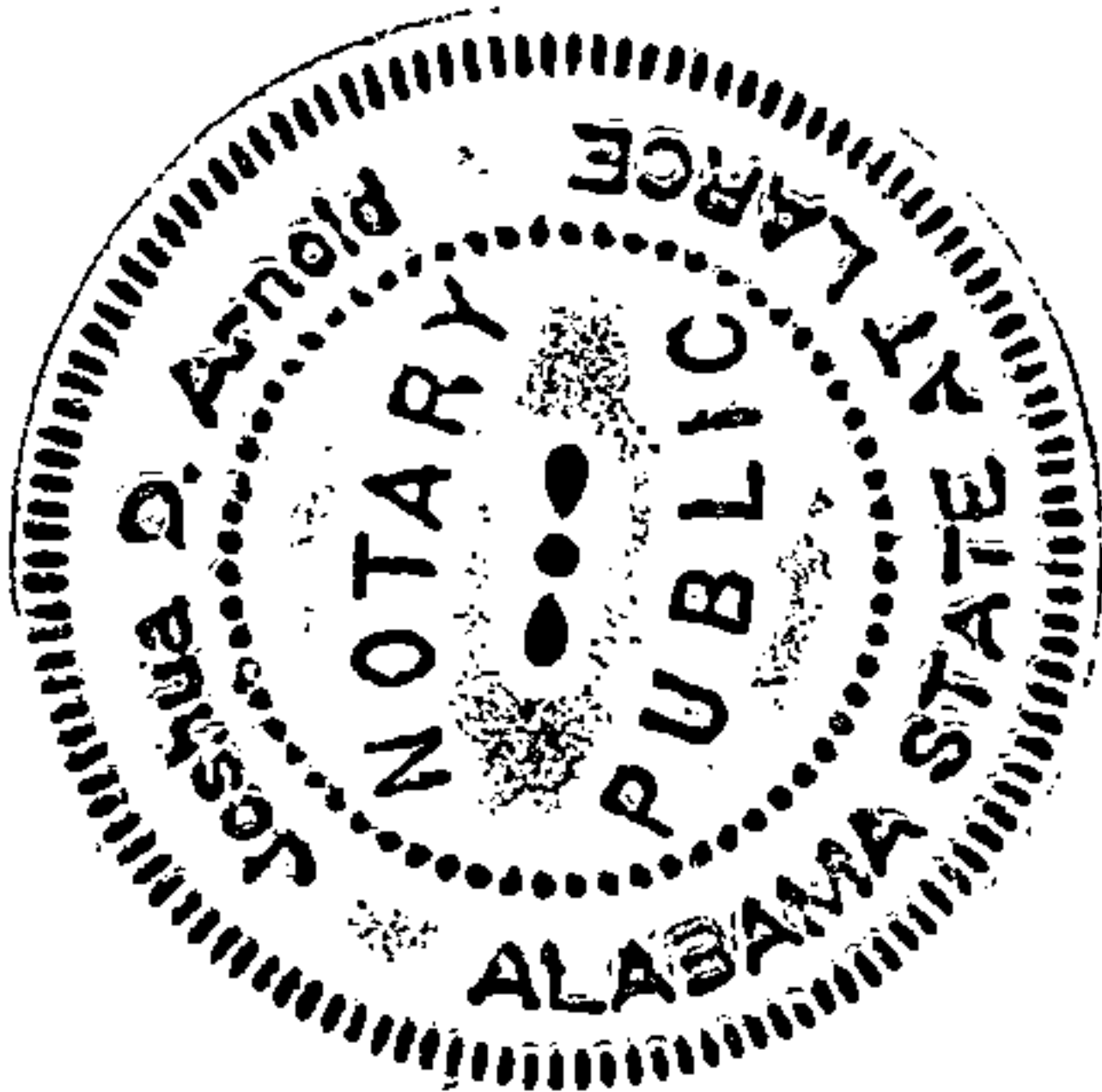
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecilia D. Perkins, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of February, 2019.


Notary Public
My Commission Expires: 01-22-23



"EXHIBIT A"

Lot 3 of the Perkins Family Subdivision, situated in the SW 1/4 of Section 13, and the NW 1/4 of Section 24, all in Township 22 South, Range 1 West, Shelby County, Alabama, as recorded in Map Book 41, Page 35 in the Office of the Judge of Probate of Shelby County, Alabama.

AND

Commencing at the S.W. corner of Section 13, Township 22 South, Range 1 West and run 0 deg.-00'00" E and along the West line of Section 24 a distance of 70.65' to a point on the Northerly Right-Of-Way of Heart of Dixie Railroad (100.00' R.O.W.); thence N 82 deg.-12'06" E and run a distance of 247.60' to a point on the northerly right-of-way line of said railroad; thence N 67 deg.-07'16" E and run a distance of 259.00' to a point on the Northerly right-of-way line of said railroad; thence N 66 deg.-52'52" E and run a distance of 54.75' to a point on the northerly right-of-way line of said railroad; thence leaving said right-of-way on a bearing of N 01 deg.-05'41" E and run a distance of 166.76' to The Point of Beginning; thence N 88 deg.-54'19" W and run a distance of 121.23'; thence N 01 deg.-05'45" E and run a distance of 115.79' to the Southerly Right-Of-Way line of Shelby County Highway No. 42 (80' R.O.W.); thence S 89 deg.-11'35" E and run a distance of 121.23'; thence S 01 deg.-05'41" W and run a distance of 116.40' to The Point of Beginning.
Said parcel contains 0.32 acres more or less.



2020010200002790 2/3 \$102.00
Shelby Cnty Judge of Probate, AL
01/02/2020 02:04:26 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 CECILIA D. PERKINS
Mailing Address P.O. Box 185
SHELBY, AL 35143

Grantee's Name VIRGIL PERKINS
Mailing Address 9080 HIGHWAY 42
SHELBY, AL 35143

Property Address 9080 HIGHWAY 42
SHELBY, AL 35143

Date of Sale 02-12-2019
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 147,380.00

Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$74.00

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 1/2 TAX ASSESSED VALUE (\$73,690.00)

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 02-12-2019

Print JOSHUA D. ARNOLD

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200102000002790 3/3 \$102.00
Shelby Cnty Judge of Probate, AL
01/02/2020 02:04:26 PM FILED/CERT