

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

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*Quitclaim Deed*

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Ninety-Four Thousand Dollars and 00/100 (\$ 194,000.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Rebekah Smith Sudsberry, and Floyd Ray Sudsberry, Jr., a married couple**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Floyd Ray Sudsberry, Jr., a married man**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*The North ½ of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 21 South, Range 1 West that lies West of the right of the Columbiana-Chelsea Highway, situated in Shelby County, Alabama.*

*Also, a 30 foot ingress/egress and utility easement, lying 15 feet on either side of an parallel to the following described centerline: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; Thence South 03 degrees 08 minutes 56 seconds West, a distance of 40.87 feet to the Point of Beginning of said Centerline; Thence North 75 degrees 08 minutes 54 seconds East, a distance of 15.79 feet; Thence North 87 degrees 33 minutes 50 seconds East, a distance of 221.45 feet; Thence North 89 degrees 25 minutes 36 seconds East, a distance of 315.65 feet to a curve to the right, having a radius of 275.00, a central angle of 34 degrees 01 minutes 20 seconds, and subtended by a chord which bears South 73 degrees 33 minutes 44 seconds East, and a chord distance of 160.91 feet; Thence along the arc of said curve, a distance of 163.29 feet; Thence South 56 degrees 33 minutes 04 seconds East, a distance of 166.87 feet to a curve to the left, having a radius of 265.00, a central angle of 41 degrees 52 minutes 17 seconds, and subtended by a chord which bears South 77 degrees 29 minutes 12 seconds East, and a chord distance of 189.38 feet; Thence along the arc of said curve a distance of 193.66 feet; Thence North 81 degrees 34 minutes 39 seconds East a distance of 58.24 feet to the Westerly R.O.W. line of Chelsea Road and the Point of Ending of said Centerline.*

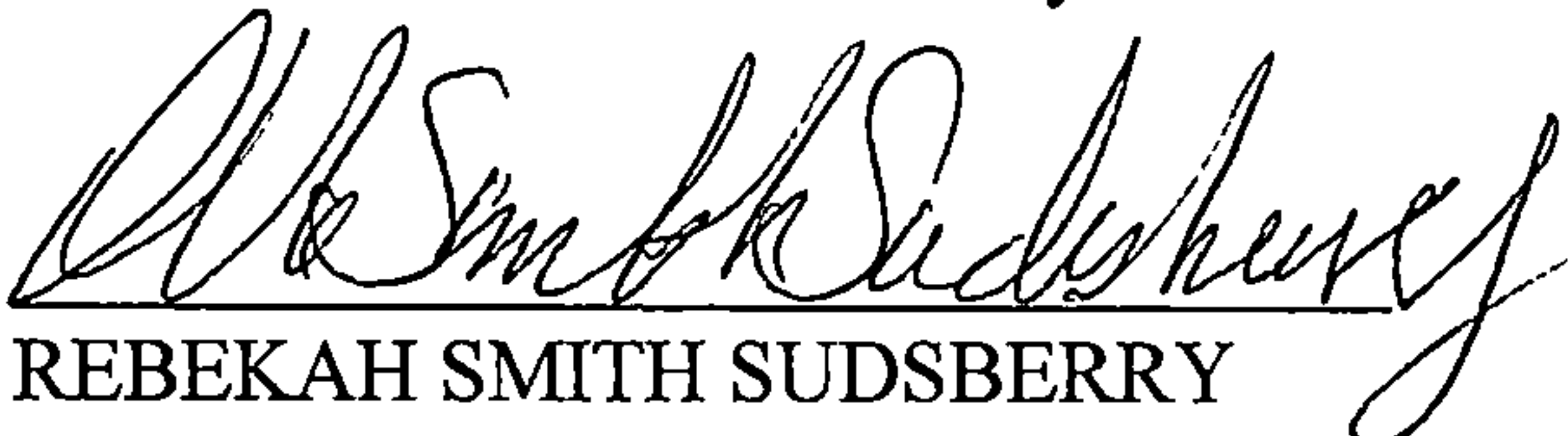
Shelby County, AL 01/15/2020  
State of Alabama  
Deed Tax:\$97.00

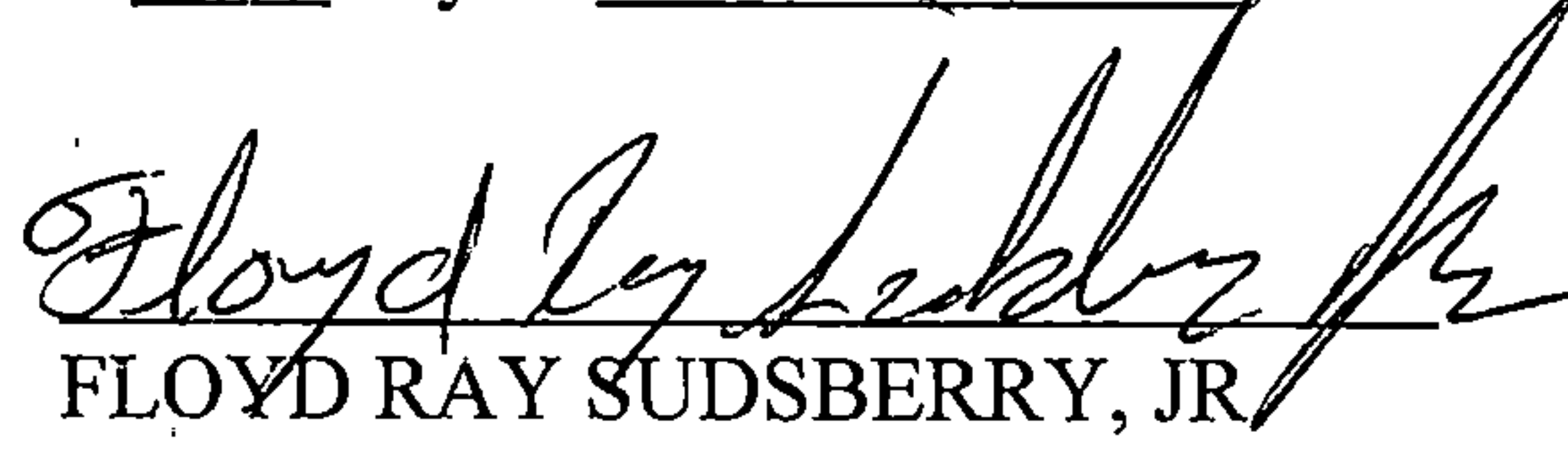
  
20200115000021110 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
01/15/2020 02:37:26 PM FILED/CERT

The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded as Instrument # 20170621000221000, in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 02 day of JAN, 2020.

  
REBEKAH SMITH SUDSBERRY  
Grantor

  
FLOYD RAY SUDSBERRY, JR.  
Grantor

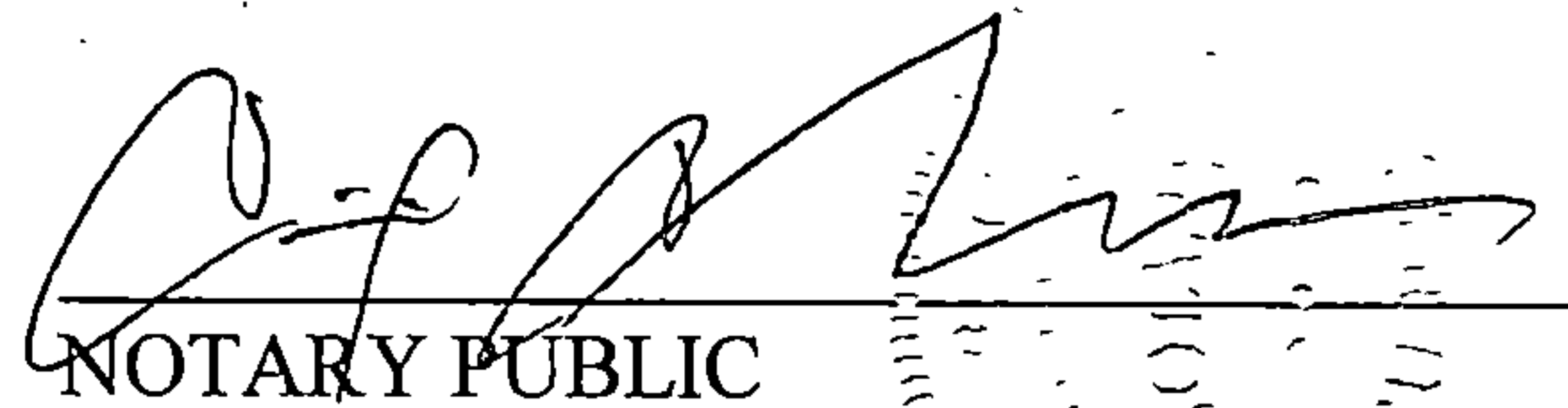
STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Rebekah Smith Sudsberry* and *Floyd Ray Sudsberry, Jr.*, 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 02 day of JAN, 2020.

  
20200115000021110 2/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
01/15/2020 02:37:26 PM FILED/CERT

  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

Closing did not occur in the  
office of preparer.

# Real Estate Sales Validation Form

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

Grantor's Name Rebekah Smith Sudsberry  
Mailing Address 440 Magenta Lane  
Columbiana, AL  
35051

Grantee's Name Raymond Floyd Sudsberry Jr  
Mailing Address 440 Magenta Lane  
Columbiana, AL  
35051

Property Address 440 Magenta Lane  
Columbiana, AL  
35051

Date of Sale 1/2/2020  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 194,000. - 1/2 = 97,000

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 Tax Records

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 1/2/2020

Unattested

Print Rebekah Smith Sudsberry  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20200115000021110 3/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
01/15/2020 02:37:26 PM FILED/CERT

erified by)

Form RT-1