

STATE OF ALABAMA }
COUNTY OF SHELBY }

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Thirteen Thousand Dollars (\$13,000) and other good and valuable considerations, in hand paid to Charla P. Hall, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Charla P. Hall, hereby remise, release, quit claim, grant, sell, and convey to Darren L. Payne (hereinafter called the Grantee), all of her right, title, interest or claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of Section 29, Township 21 South, Range 1 West; thence run East along the South line of said section 916.41 feet to the point of beginning; thence proceed along the previous course 537.33 feet to a point on the northerly right of way of Southern Railroad; thence turn an azimuth of 40 degrees 13 minutes 30 seconds northeasterly along said Southern Railroad right of way 364.89 feet to the westerly right of way of Shelby County Highway No. 97; thence turn an azimuth of 346 degrees 47 minutes northwesterly along the said westerly right of way 487.76 feet; thence turn an azimuth of 269 degrees 39 minutes 30 seconds westerly 661.11 feet; thence turn an azimuth of 180 degrees 00 minutes southerly 752.62 feet to the point of beginning, said property contains 12.0 acres, according to the survey of E. Franklin Parker, Sr., Registered Land Surveyor, dated September 17, 1979. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, Darren L. Payne and his heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid. Title information was not requested nor given.

Description was provided by Grantor.

Charla P. Hall

Charla P. Hall

WITNESS:

Darren L. Payne

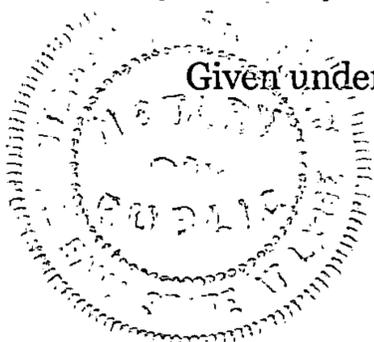
STATE OF ALABAMA }
COUNTY OF SHELBY }


20200206000050500 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
02/06/2020 02:42:11 PM FILED/CERT

Shelby County, AL 02/06/2020
State of Alabama
Deed Tax: \$13.00

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify, that **Charla P. Hall**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of February, 2020.



Angela D. Daniel

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/22

Real Estate Sales Validation Form

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

Grantor's Name Charla Hall
Mailing Address 1490 Highway 201
Calera, AL 35040

Grantee's Name Darren Payne
Mailing Address 1607 Oak Park Dr
Helena, AL 35080

Property Address 1265 Hwy 97
Columbiana, AL
35051

Date of Sale 2/2/20
Total Purchase Price \$ 13,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20200206000050500 2/2 \$38.00
Shelby Cnty Judge of Probate, AL
02/06/2020 02:42:11 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
- 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 2/6/20

Print Terrie C. Payne

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one