


This instrument was prepared without benefit of title evidence or survey by:  
William R. Justice, P.O. Box 587, Columbiana, AL 35051

**QUITCLAIM DEED  
REDEMPTION FROM FORECLOSURE**

  
20200218000065040 1/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
02/18/2020 09:48:17 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Three Hundred Seventy-five and no/100 Dollars (\$2,375.00) to the undersigned Larry Pickett, married (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents remise, release, quitclaim and convey unto Ashley L. Lamb and Joseph A. Lamb, Jr. (herein referred to as GRANTEE) all of the rights, title, and interest acquired by GRANTOR under and by virtue of the foreclosure of the mortgage and conveyance of the property as referred to below, in and to the following described real estate situated in Shelby County, Alabama:

One acre, more or less, in the West half of Northeast Quarter of Southwest Quarter lying East of the Shelby Road and joining the one acre, more or less, lot of Winnie Wynn on the North, being in Section 35, Township 21, Range 1 West.

Less and Except:

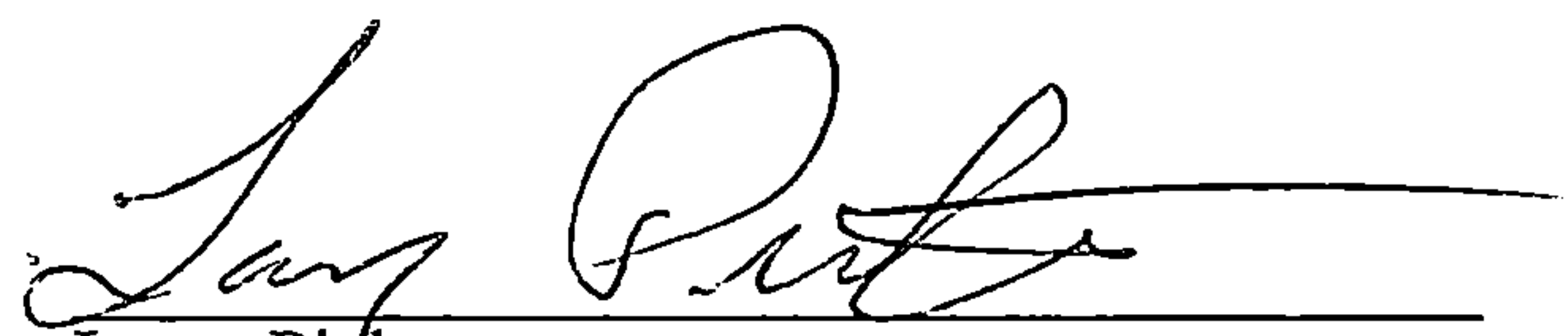
From the Southwest corner of the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, go North 87 degrees 04 minutes 52 seconds East, 410.00 feet; thence North 05 degrees 18 minutes 20 seconds West, 734.74 feet to a point on the Westerly Right-of-Way line of Shelby Co. Highway #37 (also known as Egg and Butter Road) for a Point-of-Beginning. Thence, North 78 degrees 26 minutes 23 seconds East, 181.62 feet; thence North 09 degrees 09 minutes 35 seconds West, 144.46 feet; thence South 64 degrees 21 minutes 58 seconds West, 184.04 feet to the Westerly Right-of-Way line of said Road, thence Southerly along the arc of a curve to the right which has a radius of 1,000 feet; a delta angle of 0 degrees 46 minutes 18 seconds and a chord bearing of South 07 degrees 10 minutes 13 seconds East, along the arc of said curve a distance of 13.47 feet; thence South 06 degrees 10 minutes 37 seconds East, 86.53 feet to the Point-of-Beginning. Containing 0.5 acres, more or less, and lying in the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.

The above-described property is not the homestead of GRANTOR or his spouse.

TO HAVE AND TO HOLD to the said GRANTEE and their heirs and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure of that certain mortgage executed by George D. Lamb to CitiFinancial Corporation, LLC, recorded as Instrument # 20030716000450190 in the Probate Office of Shelby County, Alabama, foreclosed on January 8, 2019, and evidenced by foreclosure deed recorded as Instrument # 20190116000017870 in the Probate Office of Shelby County, Alabama.

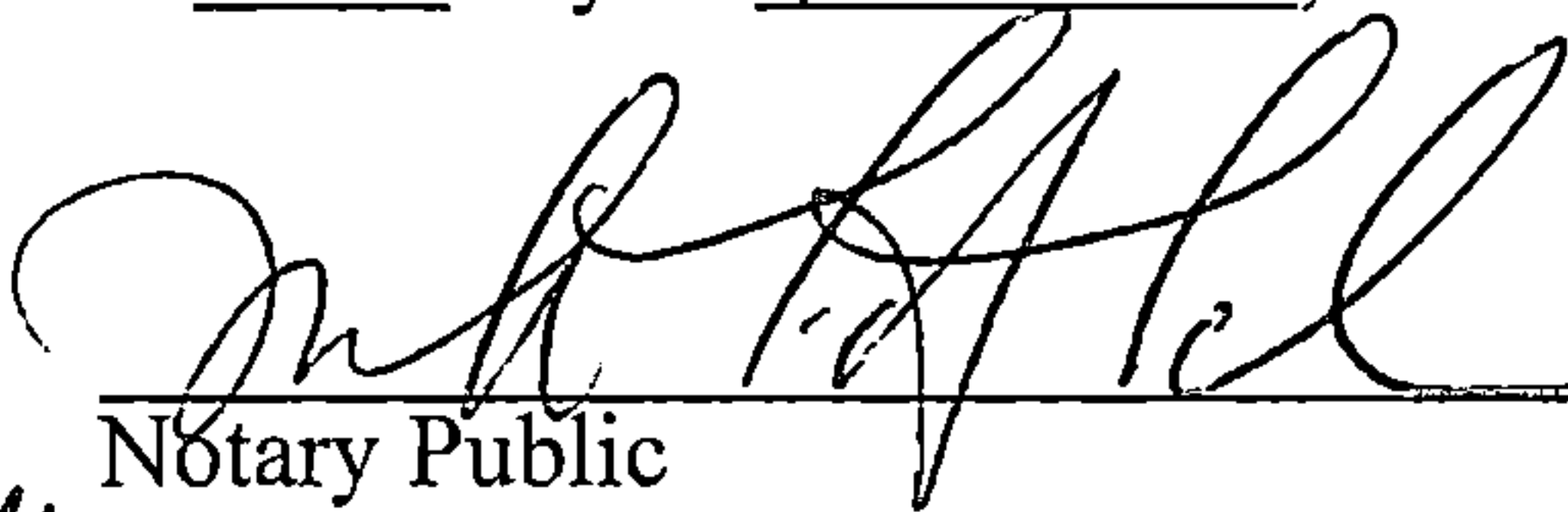
IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand and seal, on this 12<sup>th</sup> day of February, 2020.

  
Larry Pickett

STATE OF ALABAMA  
COUNTY OF SHELBY

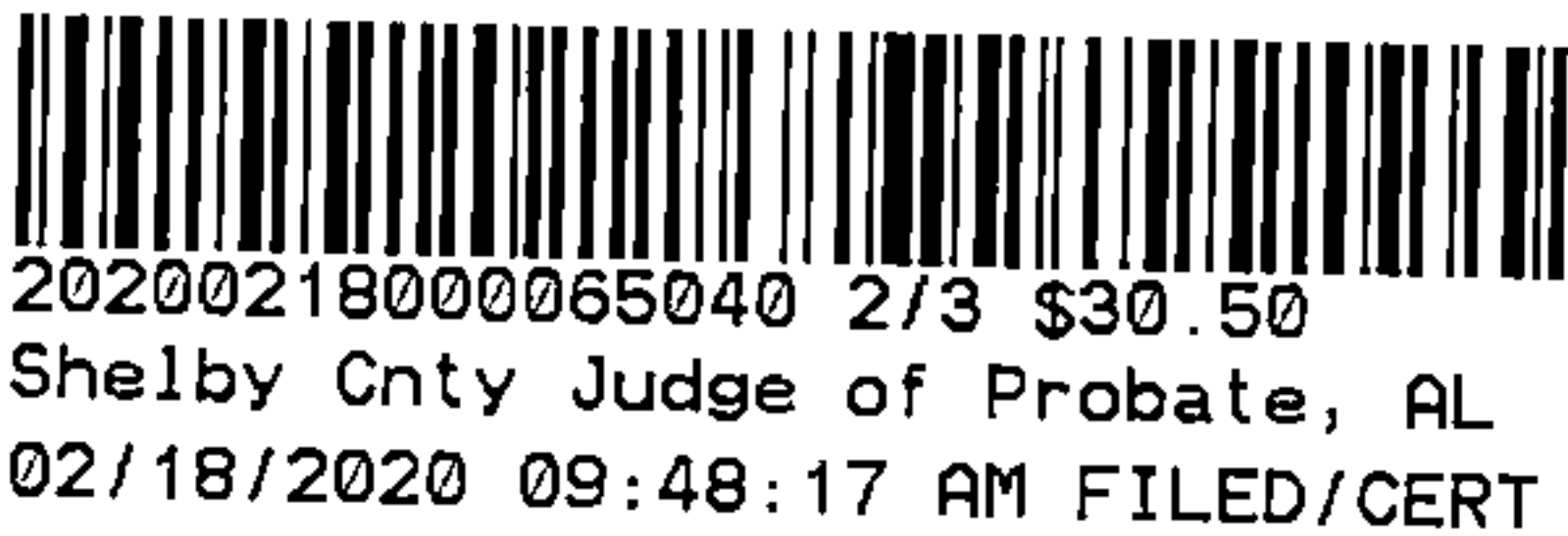
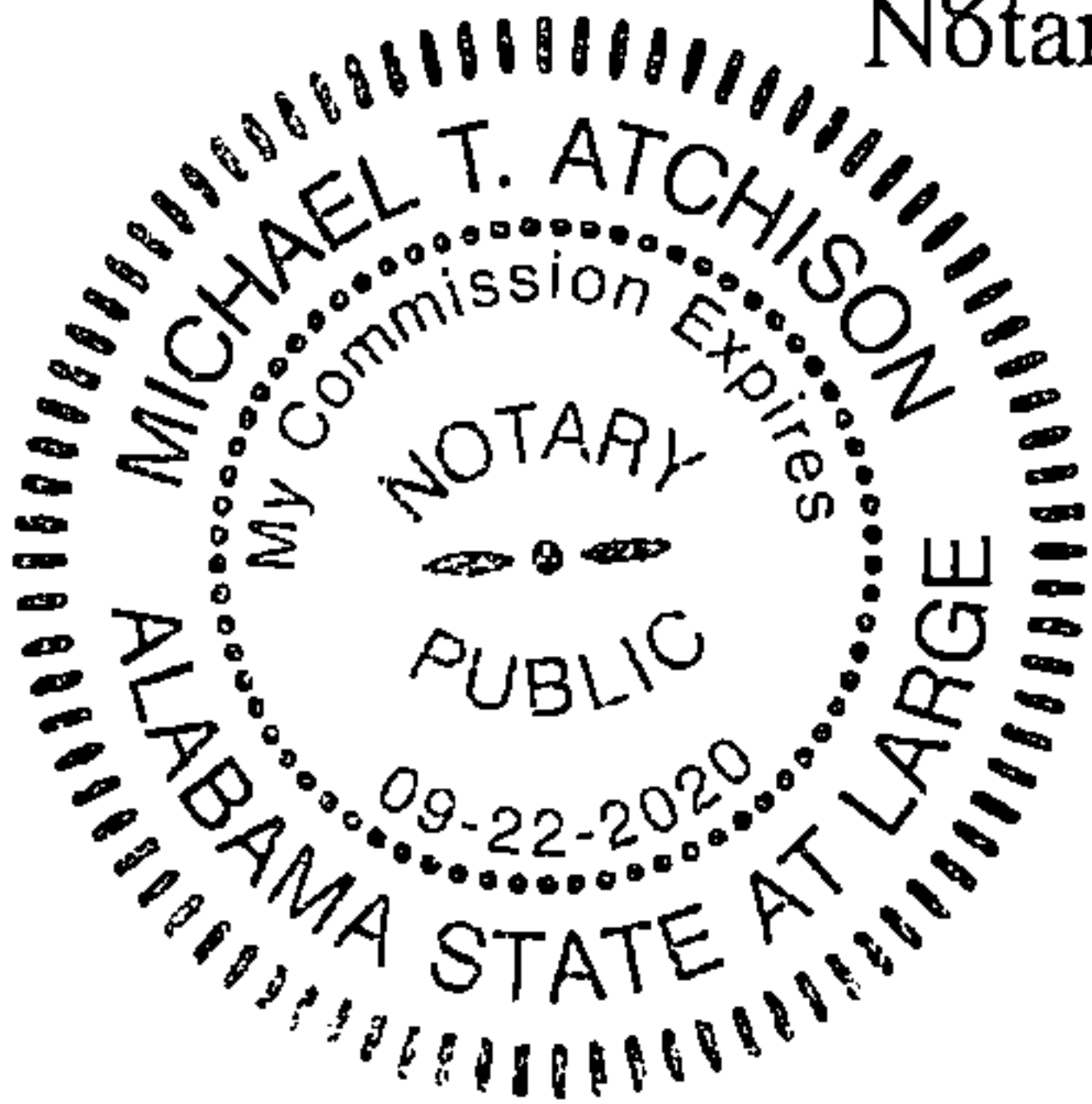
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Pickett, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of Feb, 2020.

  
\_\_\_\_\_  
Notary Public

My commission expires:

9-22-20





# Real Estate Sales Validation Form

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

Grantor's Name Larry Pickett  
Mailing Address 115 Nelson Walker Rd  
Columbiana, AL 35051

Grantee's Name Ashley L. Lamb & Joseph A. Lamb Jr.  
Mailing Address 7993 Everetts Loop  
McLalla, AL 35111

Property Address 941 Egg & Butler Rd.  
Columbiana, AL

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 2,375.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

Shelby County, AL 02/18/2020  
State of Alabama  
Deed Tax: \$2.50

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 Statutory redemption from foreclosure

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 12 Feb 2020

Print Larry P. Pickett

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1