

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Susan Alexander Smith
5160 Hwy 16
Montevallo, AL 35115

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

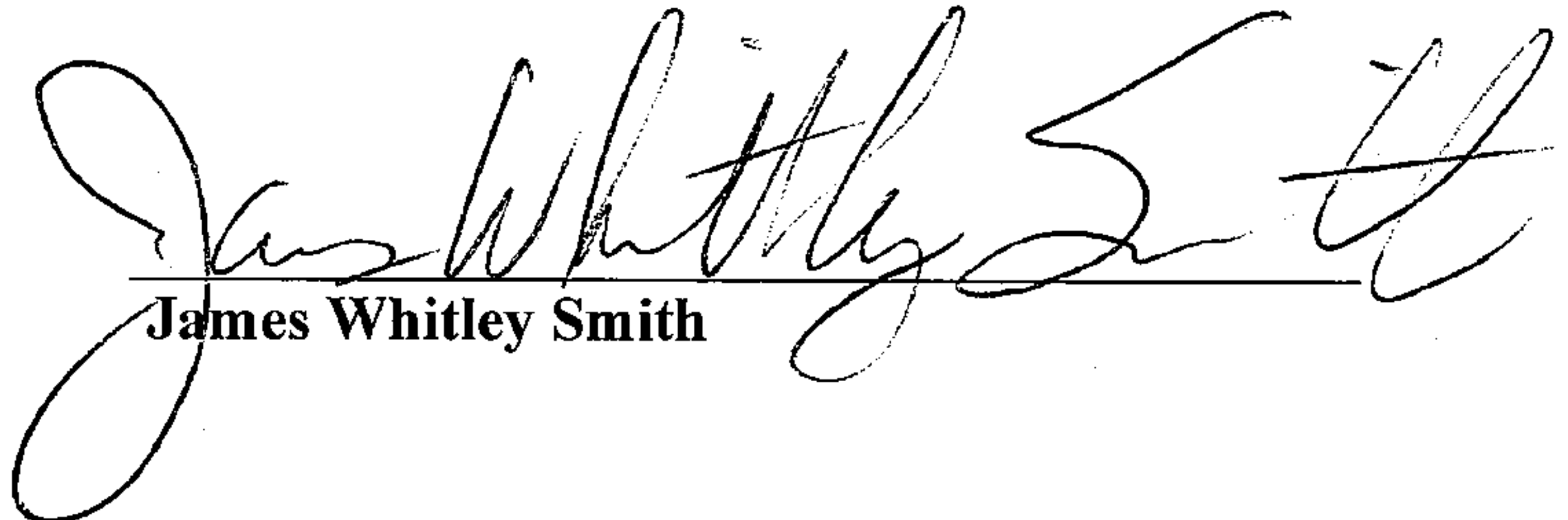
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS(\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **James Whitley Smith, a married man** hereby remises, releases, quit claims, grants, sells, and conveys to **Susan Alexander Smith** (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:

SEE ATTACHED LEGAL EXHIBIT "A"

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

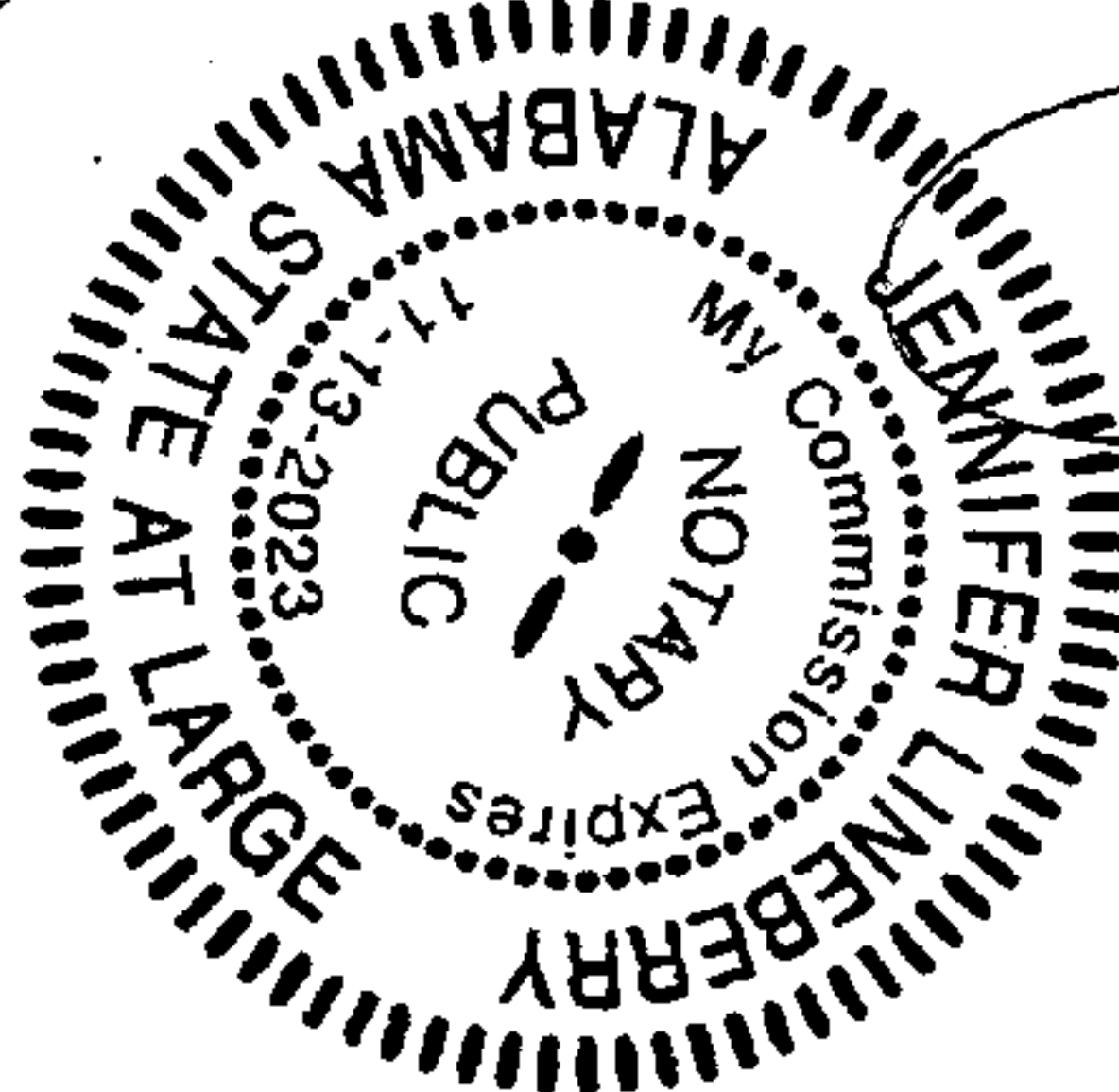
Given under my hand and seal, this 3rd day of June, 2020.


James Whitley Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jennifer Lineberry, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Whitley Smith**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2020.



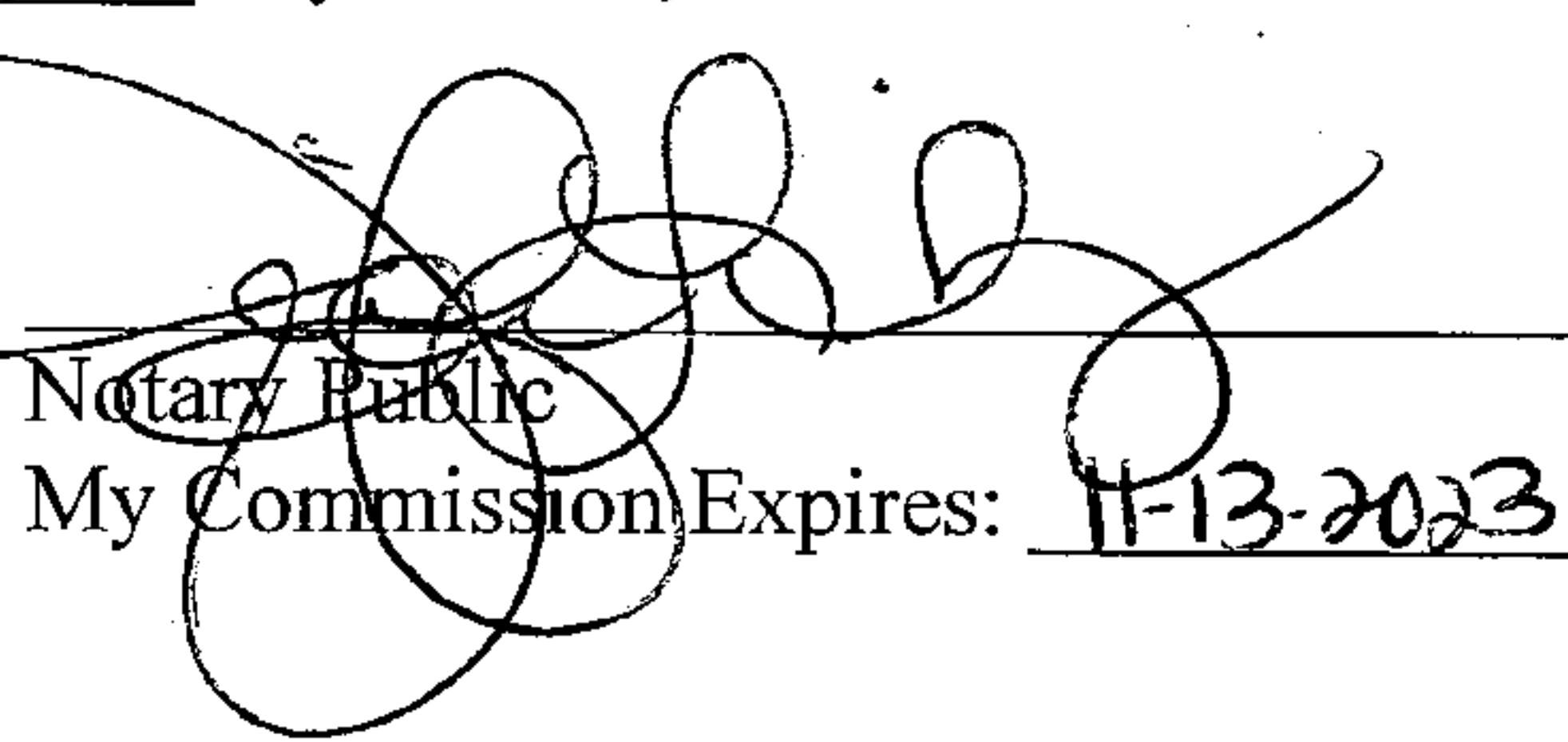

Notary Public
My Commission Expires: 11-13-2023

EXHIBIT "A" – LEGAL DESCRIPTION

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and proceed West along the South line of said 1/4-1/4 Section for a distance of 1,315.58 feet to the East right of way line of County Road No. 16; turn thence an angle to the right of 87 degrees 14 minutes 28 seconds and proceed along said right of way for a distance of 165.13 feet to the POINT OF BEGINNING; continue thence along said line for a distance of 147.67 feet; thence turn an angle to the right of 86 degrees 40 minutes 47 seconds and proceed for a distance of 432.01 feet; thence turn an angle to the left of 72 degrees 04 minutes 06 seconds and proceed for a distance of 290.32 feet; thence turn an angle to the right of 78 degrees 08 minutes 51 seconds and proceed for a distance of 718.38 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and proceed for a distance of 477.38 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and proceed for a distance of 1,200.48 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, an easement for access to Spring Creek described as follows:

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 22 South, Range 3 West of the Huntsville Meridian; thence proceed West along the south line of said 1/4-1/4 Section for a distance of 1,315.58 feet to the east right of way of County Road 16; thence turn an angle to the right of 87 degrees 14 minutes 28 seconds and proceed along said right of way for a distance of 165.13 feet; thence turn an angle to the right of 92 degrees 45 minutes 32 seconds and proceed for a distance of 1,200.48 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and proceed for a distance of 40.00 feet to the POINT OF BEGINNING; thence continue along said line for a distance of 30.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and proceed to the center line of Spring creek; thence proceed southerly along the center line of Spring Creek for a distance of 30 feet, more or less; thence proceed West to the point of beginning;

All being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name James Whitley Smith
Mailing Address _____

_____Grantee's Name Susan Alexander Smith
Mailing Address 5160 Hwy 16
Montevallo, AL

_____Property Address vacant land

_____Date of Sale June 3, 2020
Total Purchase Price \$ _____or
Actual Value \$ _____or
Assessor's Market Value \$ 61,200.00

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 value

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 _____

Print Mike T. Atchison

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2020 12:47:29 PM
\$89.50 JESSICA
20200603000223260

Allie S. Bayl