

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF
CURRENT TITLE OPINION OR SURVEY

PREPARED BY:

SERA E. HARRISON, ESQ.
3316 Argyle Ln
Birmingham, Alabama 35242



20200611000238960 1/3 \$82.00
Shelby Cnty Judge of Probate, AL
06/11/2020 03:40:13 PM FILED/CERT

SEND TAX NOTICE TO:

BARRY LYNN HARRISON and
JENNIFER I. HARRISON
29 Quincy Lane
Montevallo, Alabama 35115

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENT, that in consideration of One Dollar and 00/100's (\$1.00) in hand paid by the GRANTEE to the GRANTOR, the receipt of which is acknowledged, the undersigned, **BENJAMIN WAYNE INGRAM AND DEBORAH LYNN INGRAM**, a married couple, (herein referred to as "GRANTORS"), hereby remises, releases, quitclaims, grants, sells and conveys to **BARRY LYNN HARRISON II AND JENNIFER I. HARRISON** a married couple, (herein referred to as "GRANTEES"), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel No: 27 1 12 0 000 008.001

Parcel of land in the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 12 Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NE Corner of said 1/4-1/4 section; Thence run South along the westerly right-of-way of Shelby County Highway #16 a distance of 521.83 feet to the point of beginning (said point being the SE Corner of the H. T. and Beverly Lyon's one acre tract); Thence continue south along the west right-of-way of said highway 350.0 feet; Thence run West and parallel with the North 1/4-1/4 line 350.0 feet; Thence run North and parallel with said highway 350.0 feet; thence run east and parallel with the north 1/4-1/4 line 350.0 feet to the Point of Beginning.

LESS AND EXCEPT

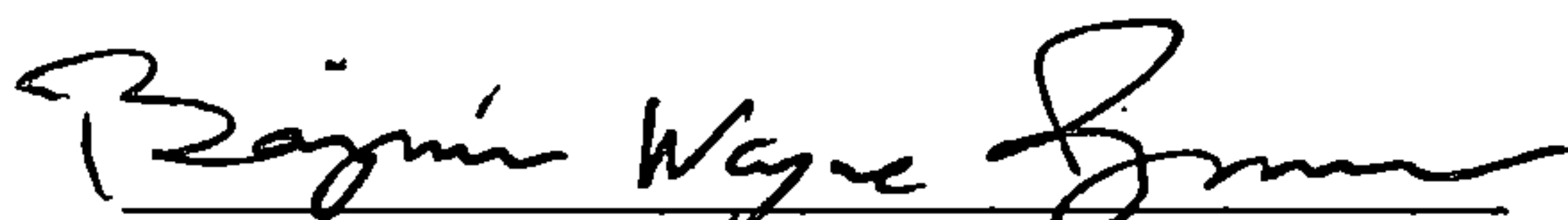
LESS AND EXCEPT all that part lying south west of Quincy Lane and an existing driveway.

Shelby County, AL 06/11/2020
State of Alabama
Deed Tax: \$54.00

- Subject to:**
- (1) all mineral and mining rights not owned by the Grantors; and
 - (2) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEES, heirs and assigns forever.

Given under my hand and seal, this the 10 day of may, 2020.


BENJAMIN WAYNE INGRAM


DEBORAH LYNN INGRAM

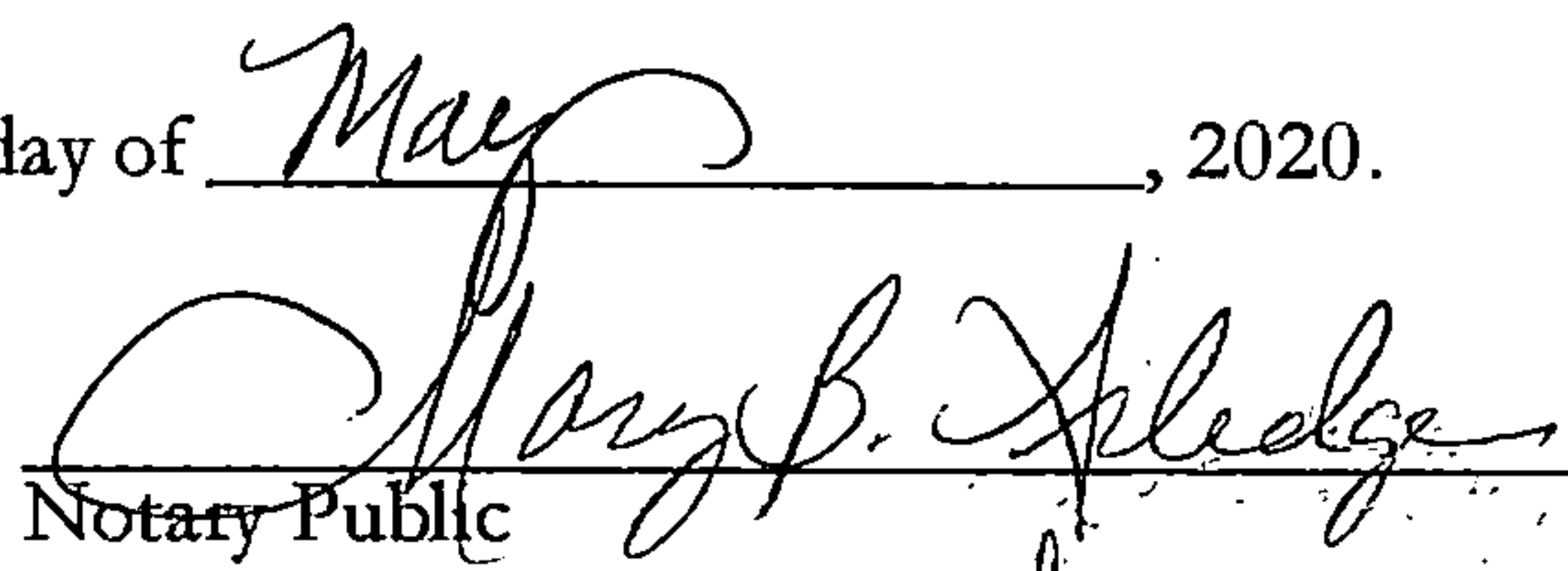
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BENJAMIN WAYNE INGRAM AND DEBORAH LYNN INGRAM**, whose names 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2020.



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Notary Public

My Commission Expires: August 18 2021

Real Estate Sales Validation Form

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

Grantor's Name Benjamin A Ingram
Mailing Address Deborah Ingram
15 Quincy Ln
Monticello, AL 35115

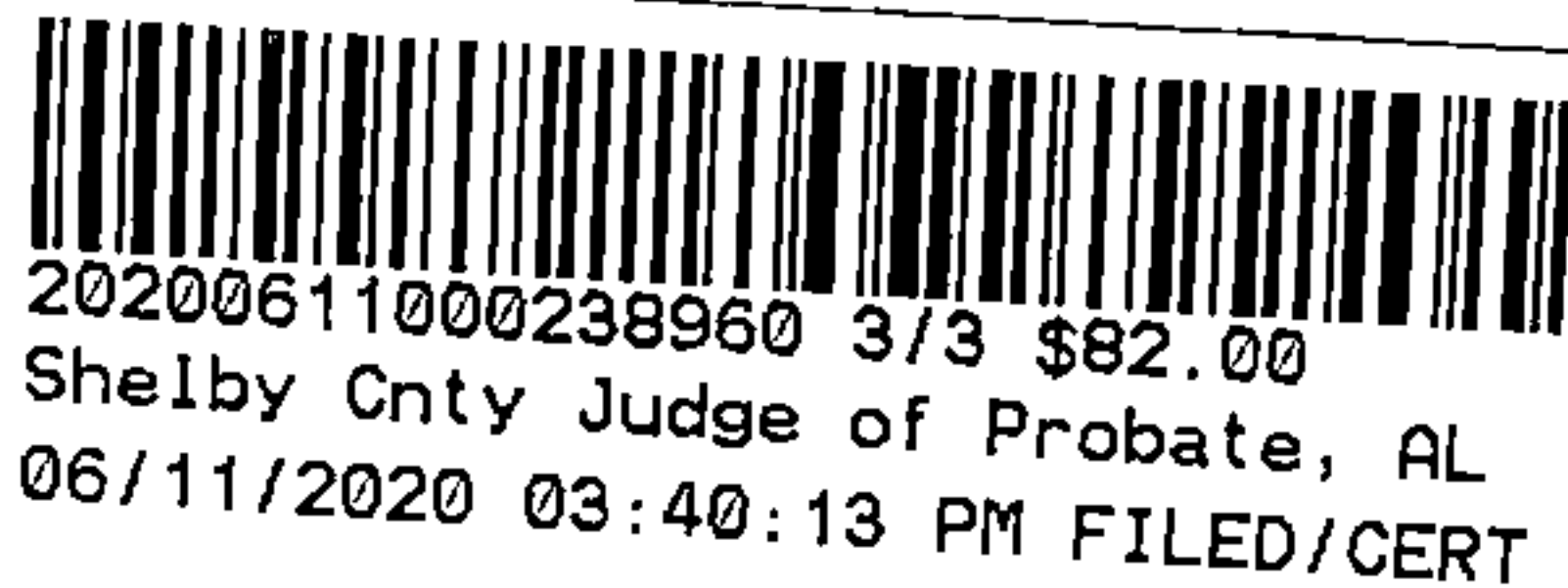
Grantee's Name Barry Harrison
Mailing Address Deborah Harrison
29 Quincy Ln
Monticello, AL 35115

Property Address 15 Quincy Ln
Monticello, AL 35115

Date of Sale 5-10-2020
Total Purchase Price \$ 1.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 53645



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 Quit claim deed

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 5-12-2020

Print Barry Harrison

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1