

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Jon Todd Workman
222 Hwy 107
Montevallo, AL 35115

STATE OF ALABAMA,
SHELBY COUNTY



20200615000244000 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/15/2020 03:42:54 PM FILED/CERT

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 Louis Workman as Trustee of the Crim-Workman Revocable Trust dated December 27, 2004** hereby remises, releases, quit claims, grants, sells, and conveys to **Jon Todd Workman and Vanessa B. Workman** (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"

The purpose of this deed is to correct Instrument # 20190606000197170 and Instrument # 20190606000197180, Probate Office, Shelby County, Alabama. to clarify the legal description.

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.

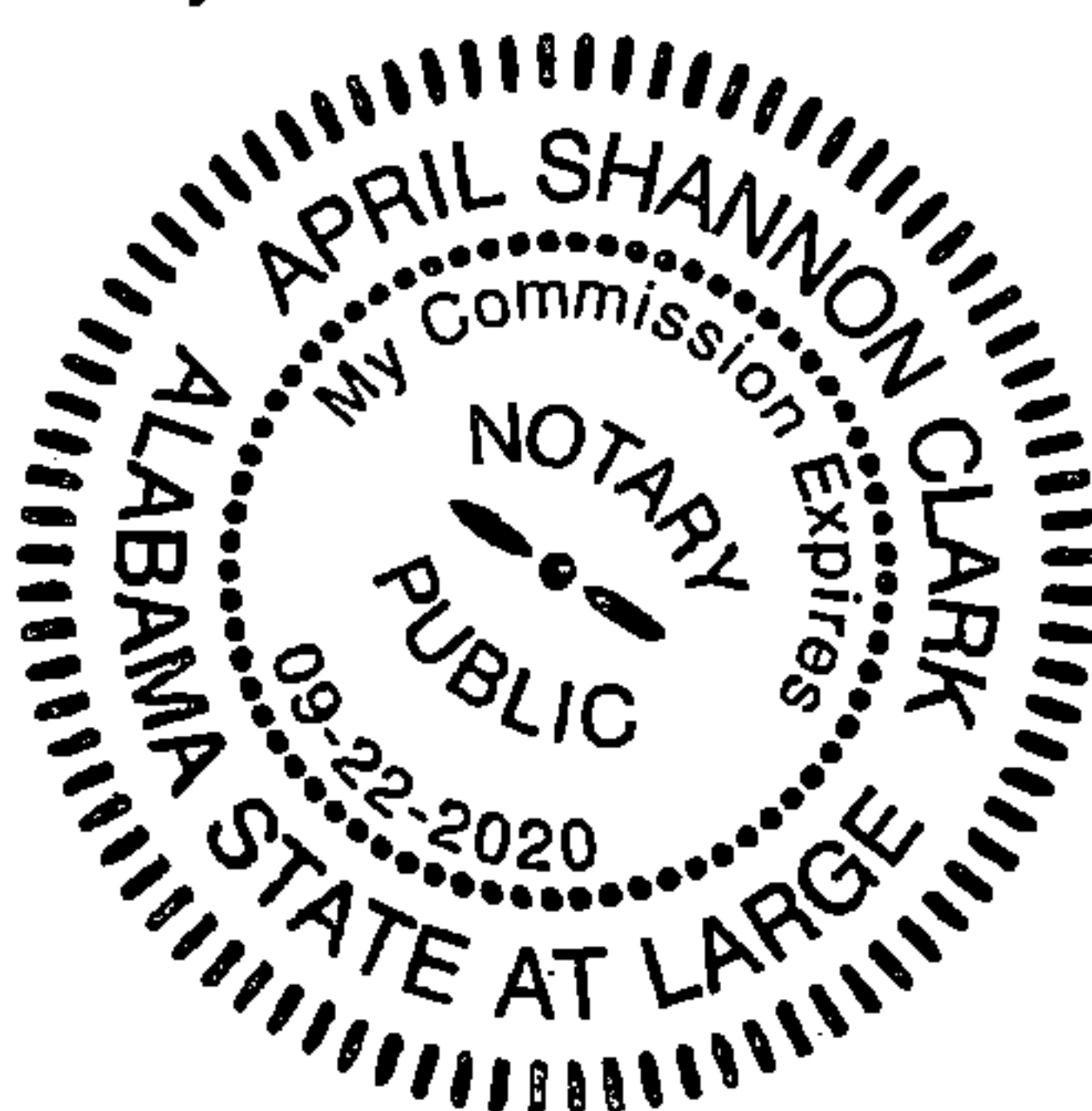
Given under my hand and seal, this 12th day of June, 2020.

James Louis Workman Trustee
James Louis Workman as Trustee
of the Crim-Workman Revocable Trust dated
December 5, 2004

STATE OF ALABAMA
COUNTY OF SHELBY

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Louis Workman as Trustee of the Crim-Workman Revocable Trust dated December 5, 2004**, 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 12th day of June, 2020.



April Clark
Notary Public
My Commission Expires: 9/22/2020

EXHIBIT "A" – LEGAL DESCRIPTION

A part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West, and a part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West more particularly described as follows: Begin at the SW corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 22, Range 3 West and run South 76 deg. 16' East 211.18 feet to the elm tree corner; thence North 56 deg. 41' East 437.5 feet; thence North 87 deg. 38' East along south line of Ferman Albright land to East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 6, Township 22 Range 2 West; thence run South along East line of W $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 6 Township 22, Range 2 West to SE corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, run thence West to SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West; thence run North to NW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West, the point of beginning. Containing 100 acres, more or less.



20200615000244000 2/3 \$29.00
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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 Louis Workman
Mailing Address _____

Grantee's Name Ten Todd Workman
Mailing Address _____

Property Address Vacant land

Date of Sale June 12, 2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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 to correct 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 _____

Print Mike T. Atchison

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one