



20200821000364230 1/3 \$266.50  
Shelby Cnty Judge of Probate, AL  
08/21/2020 01:13:43 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Jonathan E. Lyerly, Attorney At Law  
2330 Highland Avenue South  
Birmingham, Alabama 35205

**SEND TAX NOTICE TO:**

James F. Redfield  
1492 Fulton Lake Road  
Alabaster, Alabama 35203

**QUITCLAIM DEED**

STATE OF NORTH CAROLINA )  
COUNTY OF Alamance )

**KNOW ALL MEN BY THESE PRESENTS,**

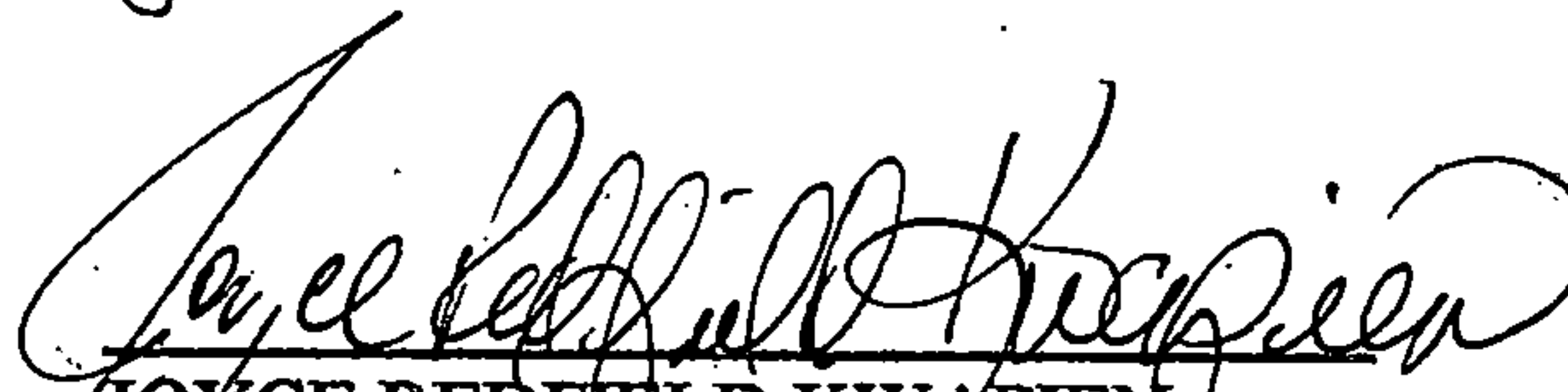
That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, JOYCE REDFIELD KWAPIEN, a married woman (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, the Grantor remises, releases, quitclaims, grants, sells, and conveys unto JAMES F. REDFIELD (herein referred to as "Grantee") all her right, title or interest to the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a point South 88°15' West 803.0 feet of the NE Corner of the NE ¼ of SE ¼ of Section 12, Township 21, Range 3 West and run South 3°15'E 678.3 feet, thence North 86°35' East 165.4 feet, thence South 16°20' West 678.2 feet to the North line of the right of way of the Birmingham-Montgomery Highway No. 31 (now known as Old Hwy 31), thence North 78°15' West along said right of way line 136 feet, thence North 5°15' West 1328.8 feet to the North of said NE ¼ of SE ¼ of said Section, thence North 88°15' East 274 feet to the Point of Beginning, and situated in the E ½ of SE ¼ of Section 12, Township 21, Range 3 West, Shelby County, Alabama.

The above-described property is not the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee, his respective heirs and assigns forever.

Given under his hand and seal this 5 day of August, 2020.

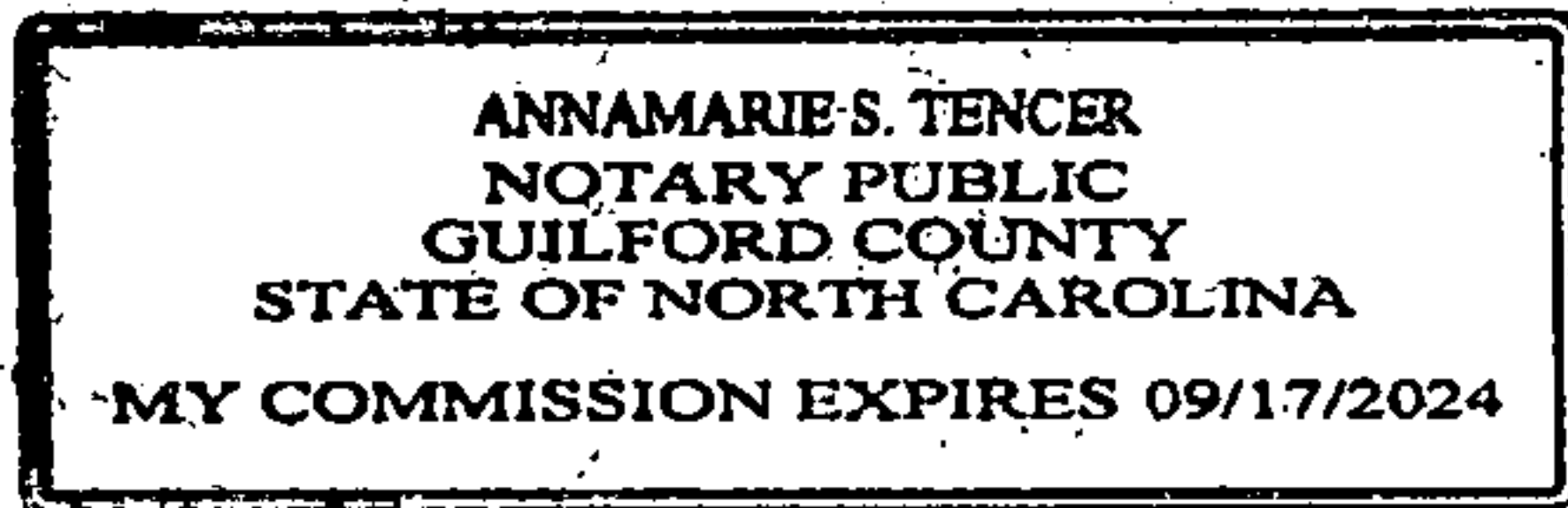
  
JOYCE REDFIELD KWAPIEN

*This deed is being recorded, per §40-22-1(b)(2), Ala. Code (1975), for the purpose of perfecting title to real estate.*

STATE OF NORTH CAROLINA )  
COUNTY OF Alamance )

I, Annamarie S. Tencer Notary Public, do hereby certify that JOYCE REDFIELD KWAPIEN, as Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 5. day of August, 2020.



Annamarie S. Tencer  
Official Signature of Notary Public

Annamarie S. Tencer  
Printed Name

My Commission Expires: 9-17-2024



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***This deed is being recorded, per §40-22-1(b)(2), Ala. Code (1975), for the purpose of perfecting title to real estate.***

# Real Estate Sales Validation Form

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

Grantor's Name Joyce Redfield Kuapian  
Mailing Address 3979 Mahlenberg Ct.  
Durham, NC 27215

Grantee's Name James F. Redfield  
Mailing Address 3590 B Pelham Parkway  
Pelham, AL 35224

Property Address \_\_\_\_\_  
\_\_\_\_\_

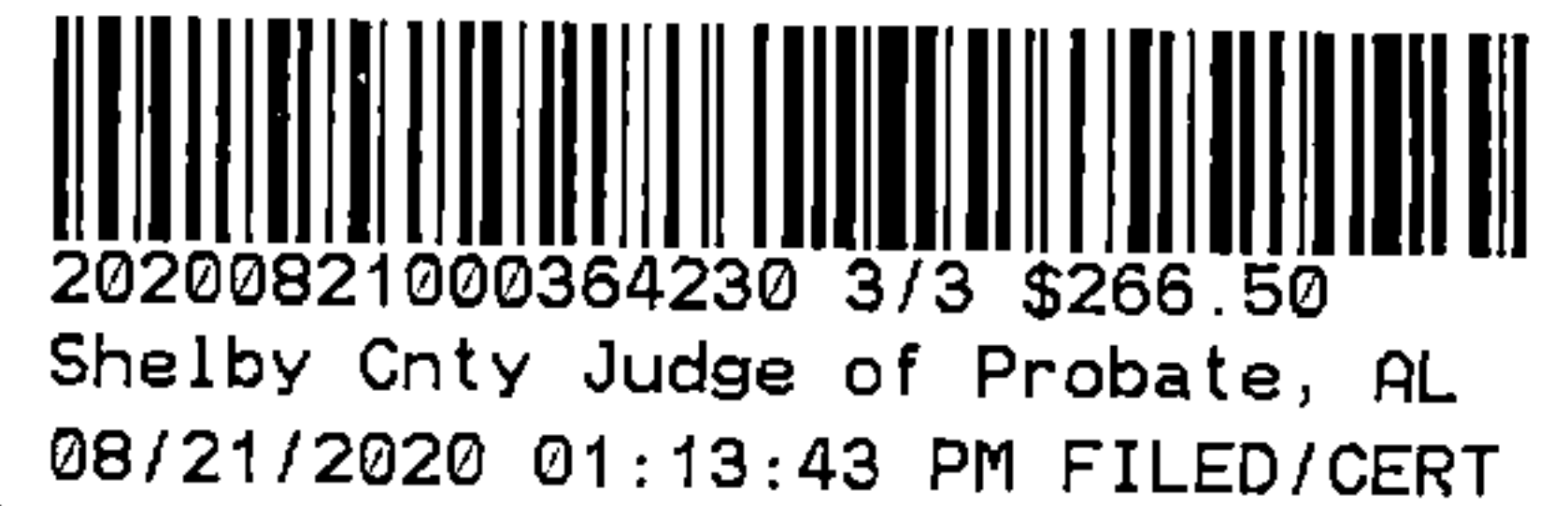
Date of Sale Aug 5, 2020  
Total Purchase Price \$ 141,000

Shelby County, AL 08/21/2020  
State of Alabama  
Deed Tax: \$238.50

or  
Actual Value \$ 80,000  
or  
Assessor's Market Value \$ 238,360

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 8/21/20

Print James F. Redfield

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1