

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Melissa Jill Donahoo, unmarried (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Lloyd Embry Donahoo (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 33, Township 19 South, Range 2 East; thence run West along the North line of said Section a distance of 183.97 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 348.43 feet to a point on the West margin of Old Coosa Valley Road; thence turn a deflection angle of 1 deg. 35 min. 50 sec. to the left and run along the West margin of said road a distance of 120.00 feet to the point of beginning; thence continue in the same direction along said road a distance of 59.00 feet; thence turn a deflection angle of 3 deg. 30 min. 00 sec. to the left and continue along the margin of said road a distance of 65.82 feet; thence turn a deflection angle of 92 deg. 00 min. 10 sec. to the left and run a distance of 162.51 feet to the West right-of-way line of Alabama Hwy. No. 25; thence turn a deflection angle of 104 deg. 08 min. 00 sec. to the right and run along said Hwy. R/W a distance of 265.25 feet; thence turn a deflection angle of 110 deg. 56 min. 42 sec. to the right and run a distance of 127.29 feet to the West margin of Old Coosa Valley Road; thence turn a deflection angle of 32 deg. 10 min. 32 sec. to the left and run a distance of 340.00 feet; thence turn a deflection angle of 93 deg. 03 min. 00 sec. to the right and run a distance of 334.38 feet; thence turn a deflection angle of 91 deg. 24 min. 13 sec. to the right and run a distance of 321.93 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 33, Township 19 South, Range 2 East.

LESS AND EXCEPT any part of subject property lying within the driveway as shown by survey dated October 24, 1986, by Frank W. Wheeler, Ala. Reg. L. S. No. 3385.

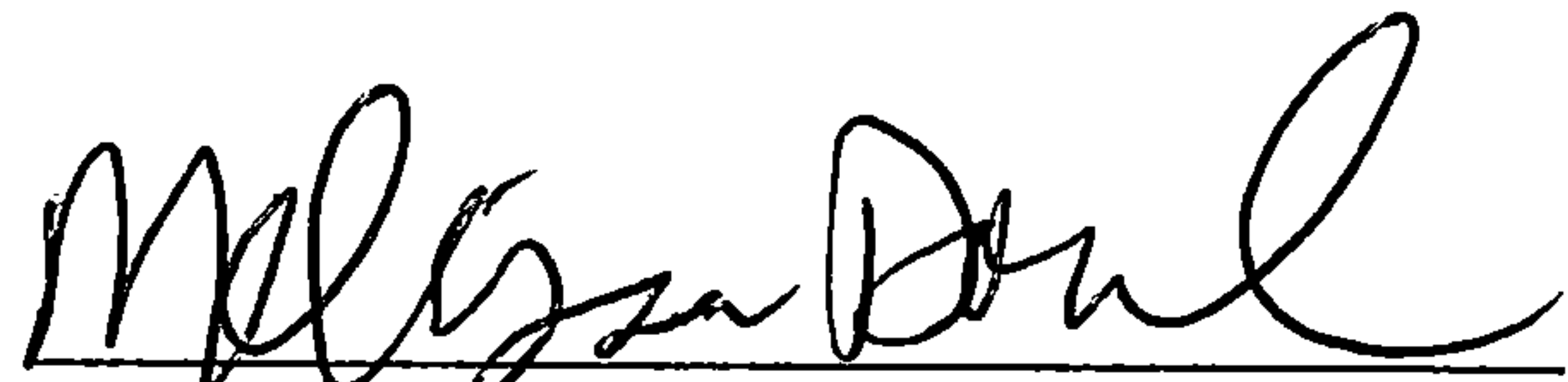
Parcel 2:

From the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East, proceed West, along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 183.97 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left proceed a distance of 348.43 feet; thence turn a deflection angle of 01 deg. 35 min. 50 sec. to the left and proceed a distance of 179.00 feet; thence turn a deflection angle of 03 deg. 30 min. 00 sec. to the left and proceed a distance of 65.82 feet; thence turn a deflection angle of 92 deg. 10 min. 00 sec. to the left and proceed a distance of 22.82 feet, to the point of beginning; thence proceed in the same direction a distance of 139.69 feet, to the West right of way line of Alabama Highway No. 25; thence turn a deflection angle of 75 deg. 52 min. 00 sec. to the left, and proceed along said right of way line a distance of 85.00 feet; thence turn a deflection angle of 101 deg. 12 min. 41 sec. to the left and proceed a distance of 156.40 feet; thence turn a deflection angle of 90 deg. 13 min. 19 sec. to the left and proceed a distance of 90.50 feet, to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, and containing 0.295 acres.


GRANTOR and GRANTEE are the children and sole heirs at law of James Lloyd Donahoo, who died intestate April 11, 2014.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this _____ day of _____, 2020.

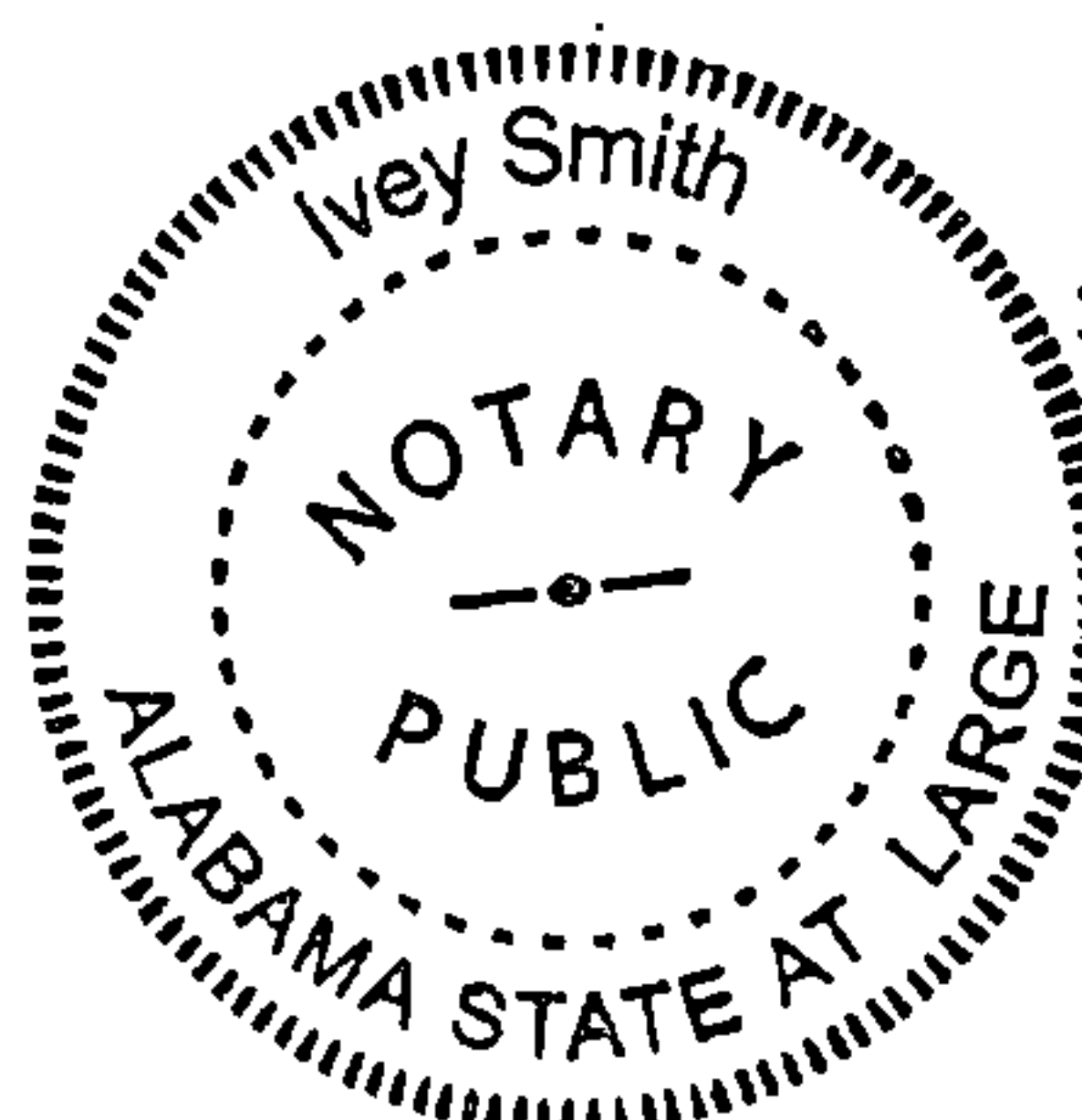

Melissa Jill Donahoo

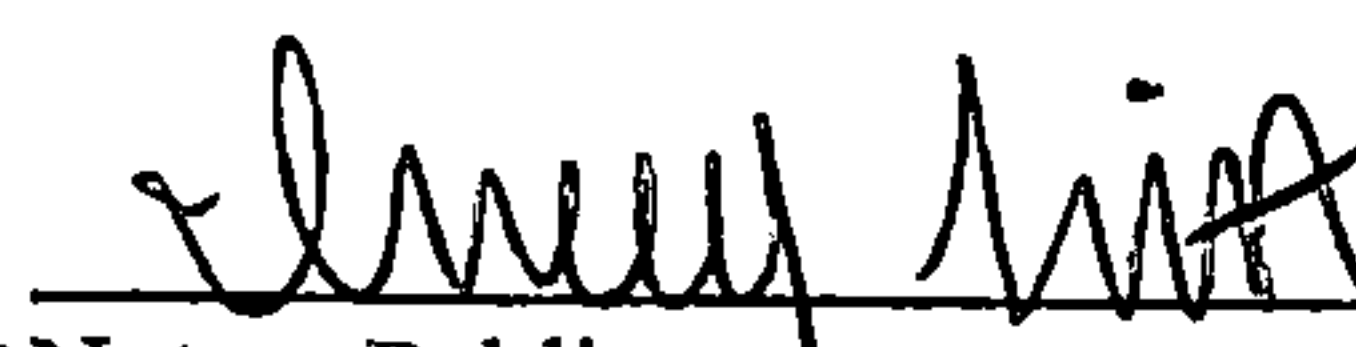
STATE OF ALABAMA
COUNTY OF SHELBY


20200903000393580 2/3 \$116.50
Shelby Cnty Judge of Probate, AL
09/03/2020 03:35:31 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melissa Jill Donahoo, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2020.




Notary Public

My commission expires: 2/10/2023

Real Estate Sales Validation Form

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

Grantor's Name Melissa Jill Donahoo
Mailing Address 300 Linwood Rd
Sterrett, AL 35147

Grantee's Name Lloyd Embry Donahoo
Mailing Address 132 Larchlin Way
Pelham, AL 35124

Property Address 37 Jackson St
Harpersville, AL

Date of Sale _____
Total Purchase Price \$ _____

Shelby County, AL 09/03/2020
State of Alabama
Deed Tax: \$88.50

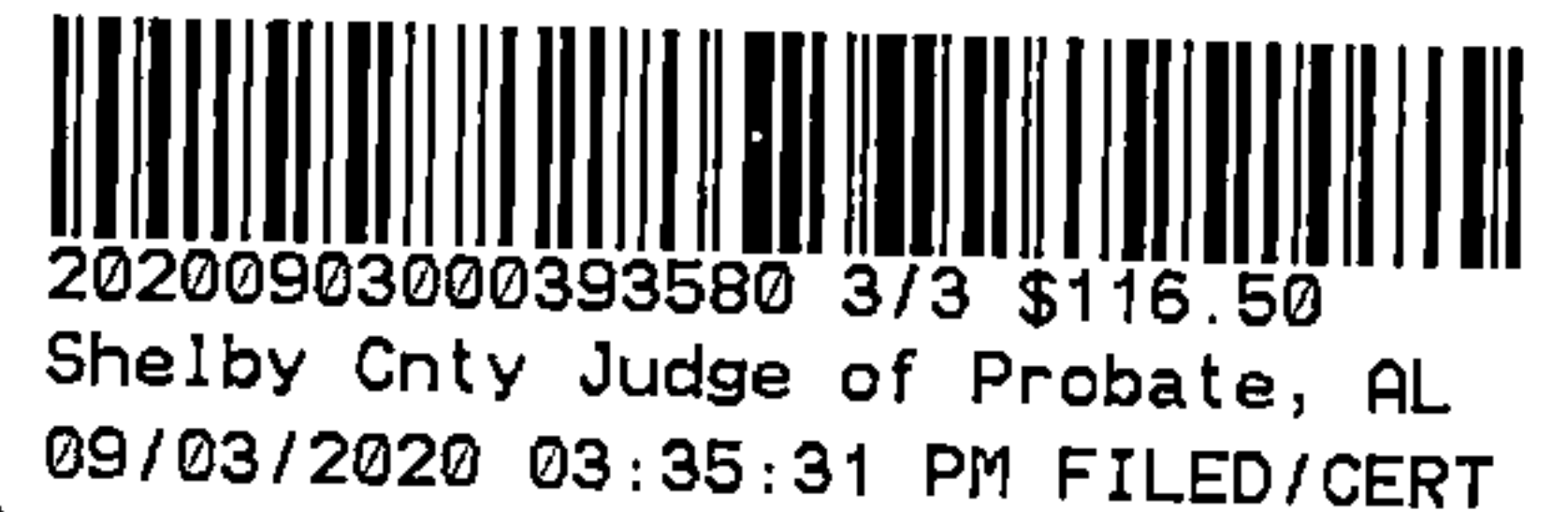
or
Actual Value \$ _____

or
1/2 Assessor's Market Value \$ 88,500

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 _____

Print Melissa Jill Donahoo

Sign Melissa Donel

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1