

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

After recording, return to:
Adam Newman
55 Sunrise Cir
Wilsonville AL 35186

STATE OF ALABAMA,
SHELBY COUNTY

**QUITCLAIM DEED
JOINT TENANT WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Clifton R. Winslett and wife, Sharee Winslett**, hereby remises, releases, quit claims, grants, sells, and conveys to **Adam B. Newman and Carlie Wofford Newman** (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 EXHIBIT A FOR LEGAL DESCRIPTION

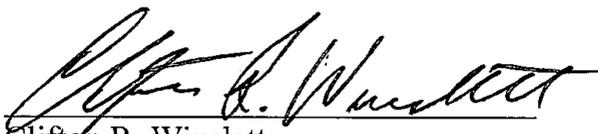
The above described property constitutes no part of the homestead of the Grantor or his spouse.

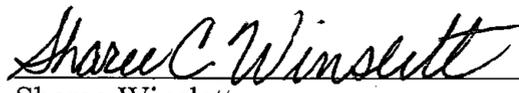
This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 21st day of September, 2020.


Clifton R. Winslett


Sharee Winslett

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clifton R. Winslett and Sharee Winslett** 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 21st day of September, 2020.




Notary Public
My Commission Expires: 9/22/2020

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel IV

Commence at Axle found locally excepted as the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11; thence run North 00° 52' 55" West (an assumed bearing) along the East line of said Quarter-Quarter section for a distance of 150.00 feet to an iron pin set with SSI cap at the Point of Beginning; thence run South 41° 08' 17" West for a distance of 203.18 feet to an iron pin set with SSI cap on the South line of said Quarter-Quarter Section; thence run South 88° 43' 13" West along said South line for a distance of 81.87 feet to an iron pin set with SSI cap; thence run North 64° 37' 00" West for a distance of 242.99 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of Shelby County Highway 61; thence run North 34° 08' 27" East along said Southeast Right-of-Way line for a distance of 553.39 feet to an iron pin set with SSI cap; thence run South 63° 35' 40" East for a distance of 219.00 feet to an iron pin set with SSI cap; thence run South 28° 26' 26" East for a distance of 83.40 feet to the center of a 30" oak tree; thence run South 25° 12' 16" West for a distance of 261.52 feet to the Point of Beginning.

