

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

After recording, return to:
Clifton R. Winslett
30 Old Lokey Ferry Rd
Wilsonville AL 35186

STATE OF ALABAMA,
SHELBY COUNTY

**QUITCLAIM DEED
JOINT TENANTS 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, **Coosa Valley Sod Farm LLC and Adam B. Newman and wife, Carlie Wofford Newman** hereby remises, releases, quit claims, grants, sells, and conveys to **Clifton R. Winslett and Sharee C. Winslett** (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:

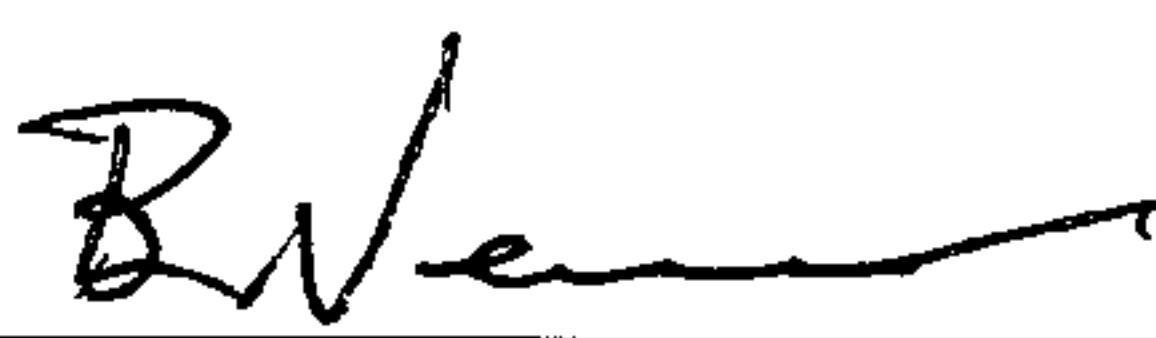
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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.



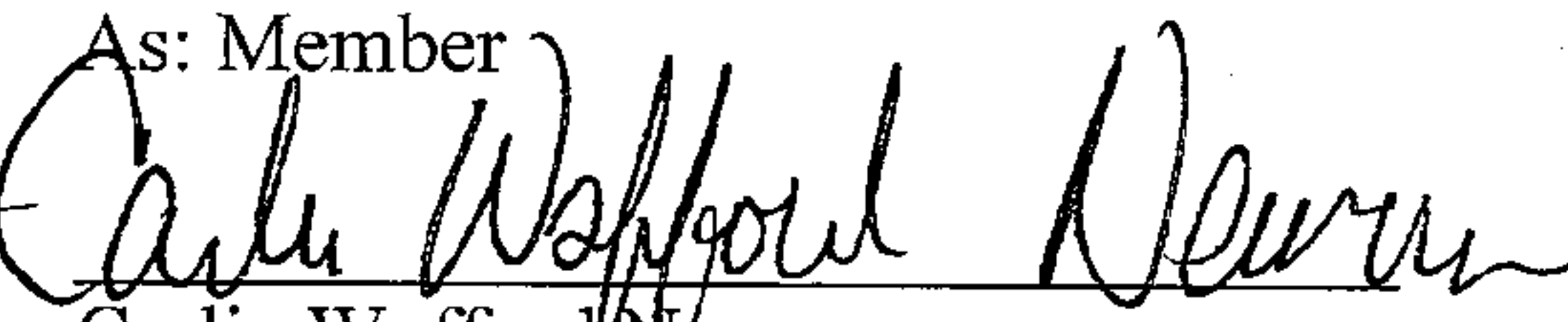
Coosa Valley Sod Farm, LLC
By: Brian Newman
As: Member



Adam B. Newman



Coosa Valley Sod Farm, LLC
By: Adam B. Newman
As: Member




Carlie Wofford Newman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brian Newman and Adam B. Newman as Members of Coosa Valley Sod Farm, LLC and Adam B. Newman and Carlie Wofford Newman**, 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**

ALL PROPERTY LYING NORTH AND WEST OF PROPERTY LINE OF AGREEMENT AS DESCRIBED BELOW:

Commence at Axle found locally excepted as the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 12; thence run North 00° 52' 55" West (an assumed bearing) along the West line of said Quarter-Quarter section for a distance of 150.00 feet to an iron pin set with SSI cap; thence continue North 00° 52' 55" West for a distance of 348.24 feet to an iron pin set with SSI cap; thence run North 63° 35' 40" West for a distance of 133.02 to an iron pin set with SSI cap at the Point of Beginning; thence run South 63° 35' 40" East for a distance of 219.00 feet to an iron pin set with SSI cap; thence run North 33° 17' 08" East for a distance of 440.76 feet to the Point of Ending, said property lying SE of Highway 61 and SW of Lokey Ferry Road.

Real Estate Sales Validation Form

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

Grantor's Name Cosco Valley Sod Farm LLC Grantee's Name Clifton R Winslett
 Mailing Address 714 Old Lokey Ferry Rd Mailing Address 30 Old Lokey Ferry Rd
Wilsonville AL Wilsonville AL
35186 35186

Property Address Old Lokey Ferry Rd Date of Sale 9.21.2020
 Total Purchase Price \$ 5,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

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 Mike T. Atchison

____ Unattested

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/28/2020 03:39:51 PM
 \$33.00 CHERRY
 20200928000437910

Allen S. Bayl