

This instrument was provided by:

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

After recording, return to:

Terrell Monroe Gardner

STATE OF ALABAMA,
SHELBY COUNTY

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, **Beverly Jean Gardner, a single woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Terrell Monroe Gardner and Tracy Jean Pardue** (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" – LEGAL DESCRIPTION

The purpose of this deed is to terminate the Life Estate held by Beverly Jean Gardner as shown in the deed recorded in Instrument No. 20120618000215250 Probate Office Shelby County, Alabama. The other Grantee, James Monroe Gardner, is deceased, having died on or about 2nd Nov 2018.

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.

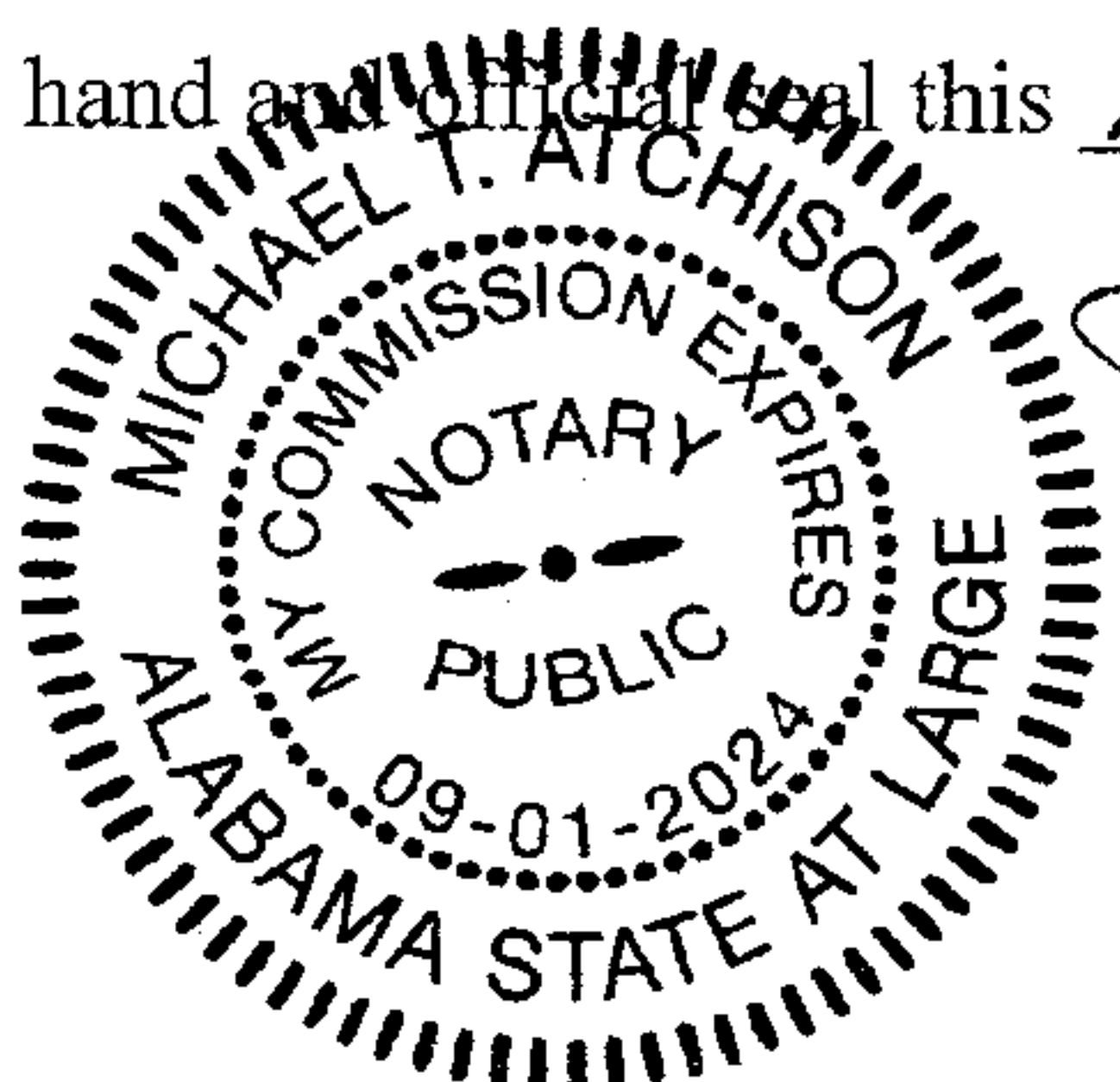
Given under my hand and seal, this 28th day of Sept, 2020.

Beverly Jean Gardner
Beverly Jean Gardner

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mike T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Beverly Jean Gardner**, 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 14th day of Sept, 2020.



Michael T. Atchison
Notary Public
My Commission Expires: 9-1-2024

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence south 32 degrees 53 minutes 38 seconds East, a distance of 2315.80 feet; thence along a chord of North 72 degrees 02 minutes 49 seconds East, a distance of 662.28 feet to the POINT OF BEGINNING; said point lying on the southerly R.O.W. line of US Highway 280; thence North 72 degrees 04 minutes 46 seconds East and along said R.O.W. line a distance of 41.83 feet; thence South 00 degrees 54 minutes 38 seconds East, and leaving said R.O.W. line, a distance of 385.49 feet; thence North 88 degrees 35 minutes 48 seconds East, a distance of 225.00 feet; thence South 03 degrees 12 minutes 12 seconds West, a distance of 630.23 feet; thence North 80 degrees 52 minutes 29 seconds West, a distance of 223.18 feet; thence North 00 degrees 54 minutes 41 seconds West, a distance of 961.04 feet to the POINT OF BEGINNING.

SUBJECT TO a 30' easement, as recorded in Inst. No. 2002-13943, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated April 19, 2016, dated April 19, 2016.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Bessie Jean Guma</u>	Grantee's Name	<u>Terrell Monroe Gardner</u>
Mailing Address	<u>238 Big Oak Ln</u> <u>Westover AL 35147</u>	Mailing Address	<u>76 Big Oak Cir</u> <u>Surrett, AL</u> <u>35147</u>
Property Address	<u>76 Big Oak Cir</u> <u>Surrett, AL</u> <u>35147</u>	Date of Sale	<u>9-18-20</u>
		Total Purchase Price \$	
		or	
		Actual Value	<u>\$10,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

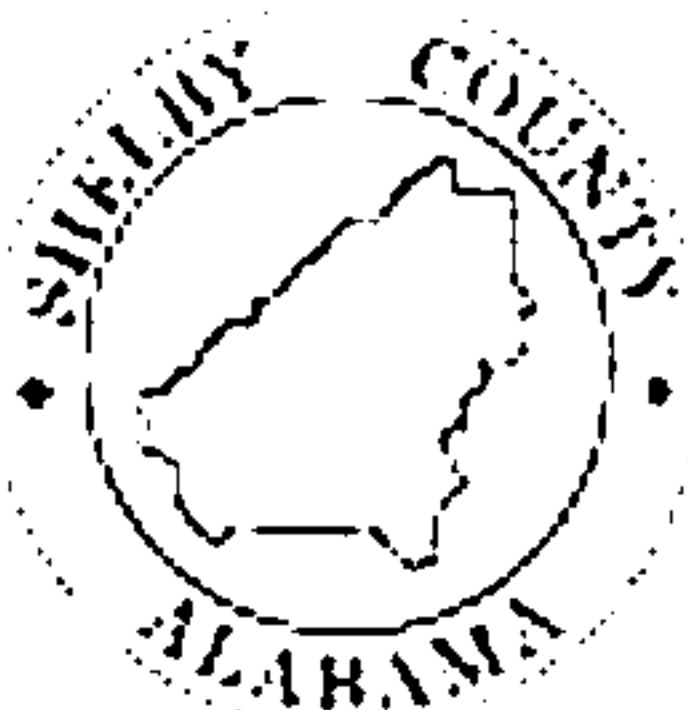
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	<u>9-28-20</u>	Print	<u>M. L. T. Alghaz</u>
Unattested		Sign	<u>[Signature]</u>
	(verified by)		(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
09/29/2020 02:08:44 PM
\$38.00 CHERRY
20200929000440040

Allen S. Bayl