

Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To:

QUIT CLAIM DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of **Thirty Five Thousand Dollars and No Cents (\$35,000.00), the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Connor Construction, Inc.**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Terri Connor**, , (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the Eastern right of way line of 14th Street, if extended and 100 feet South of the centerline of the Southern Railway's Main line; thence Westerly and parallel with said Southern Railway for a distance of 37.79 feet to the point of beginning; thence continue Westerly a distance of 49.21 feet; thence 90 degrees 00 minutes right and run in a Northerly direction a distance of 50 feet to the Southern right of way line of said Southern Railway; thence 90 degrees 00 minutes right and run in an Easterly direction along the Southerly right of way line of Southern Railway a distance of 49.21 feet; thence 90 degrees 00 minutes right and run in a Southerly direction parallel to the Eastern right of way of 14th Street, if extended, a distance of 50 feet to the point of beginning. Being situated in Shelby County, Alabama.

Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 20th day of October, 2020.

Connor Construction Inc. by Terri Connor
Connor Construction Inc.
By: Terri Connor
As: President

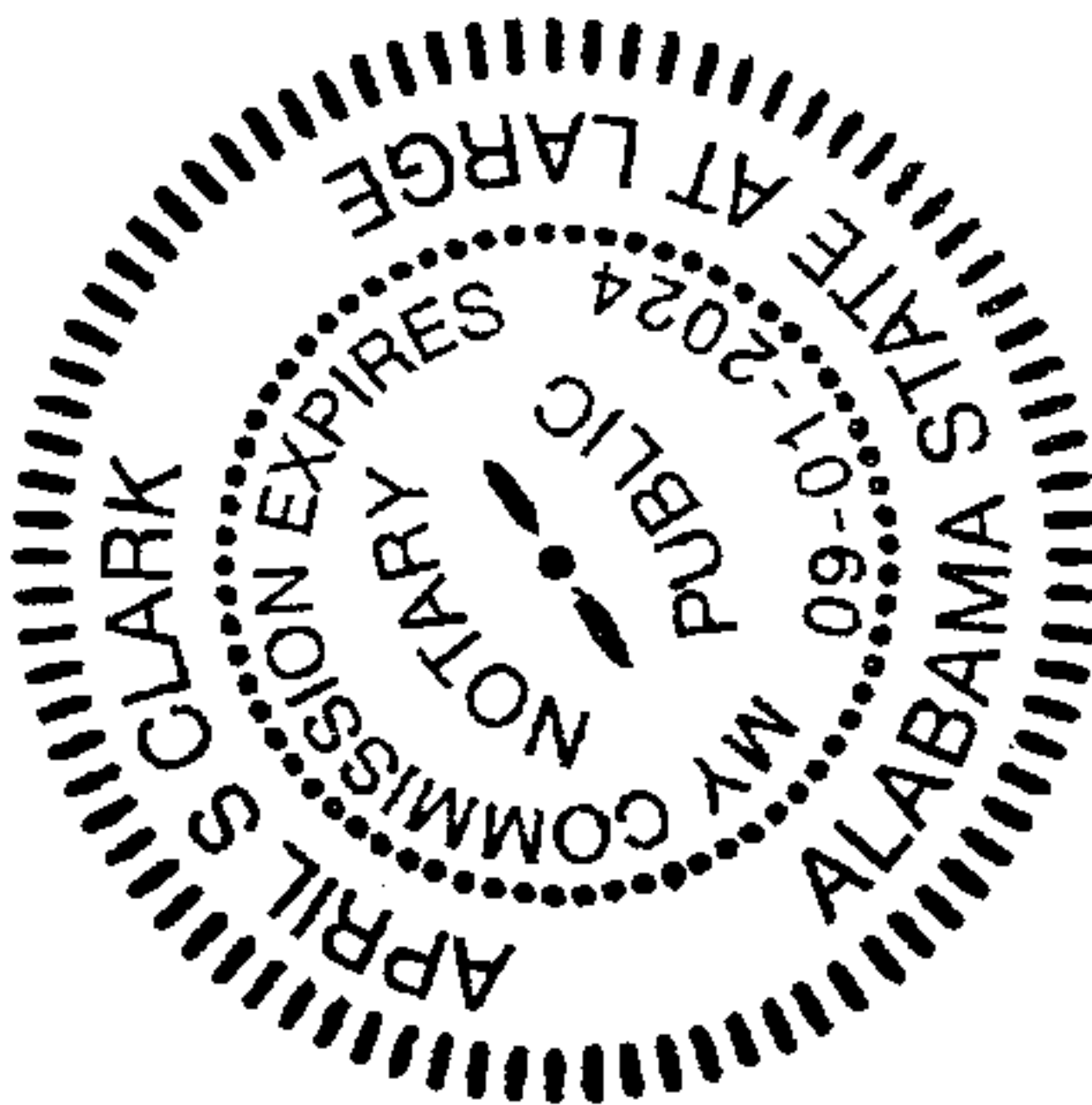
State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for said County, in said State, hereby certify that Terri Connor as President of Connor Constructions, Inc., whose name(s) is/are signed to the foregoing conveyance and who is/are 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 for and as his/her/ their act on the day the same bears date.

Given under my hand and official seal, this the 20th day of October, 2020.

April Clark
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: September 01, 2024



Real Estate Sales Validation Form

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

Grantor's Name Connor Construction
 Mailing Address 20 Dogwood Dr.
Calera, AL
35040

Grantee's Name Terrri Connor
 Mailing Address 20 Dogwood Dr.
Calera, AL
35040

Property Address 1402 17th Ave
Calera, AL
35040

Date of Sale 10/20/20
 Total Purchase Price \$ 35,000.00

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 Terrri Connor

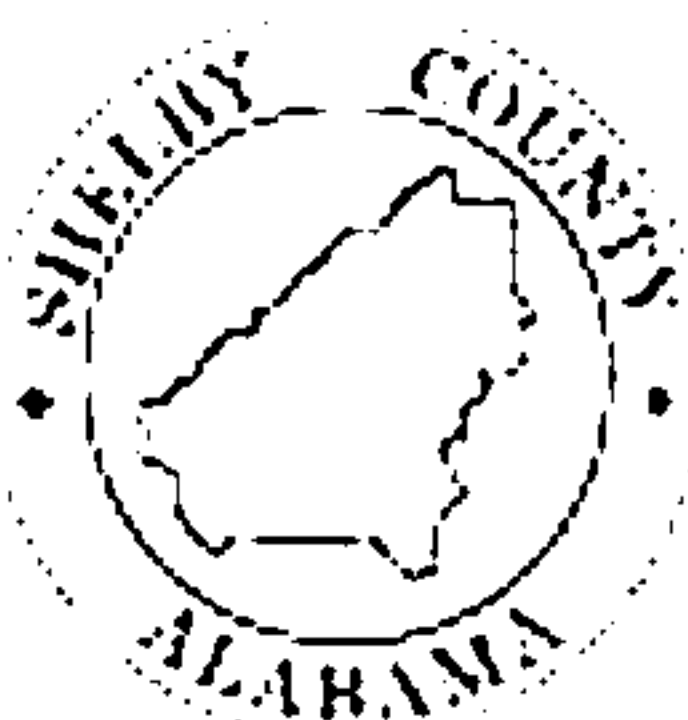
☐ Unattested

(verified by)

Sign Terrri Connor

(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
 10/20/2020 03:52:51 PM
 \$60.00 CHARITY
 20201020000477470

Allen S. Bayl