

Prepared by:

Send Tax Notice To:

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

QUIT CLAIM DEED

State of ALABAMA

County of SHELBY

} Know All Men by These Presents:

That in consideration of **One Dollar and No Cents (\$1.00)**, 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, **Jessica Chavez, a single woman**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Alejandro Chavez,,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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 4th day of November, 2020.

Jessica Chavez
Jessica Chavez

State of Alabama
County of Shelby

I, Kim M. Foster, a Notary Public in and for said County, in said State, hereby certify that Jessica Chavez, 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 4th day of November, 2020.

Kim M. Foster
Notary Public, State of Alabama
Kim M. Foster
Printed Name of Notary
My Commission Expires: 1-3-23

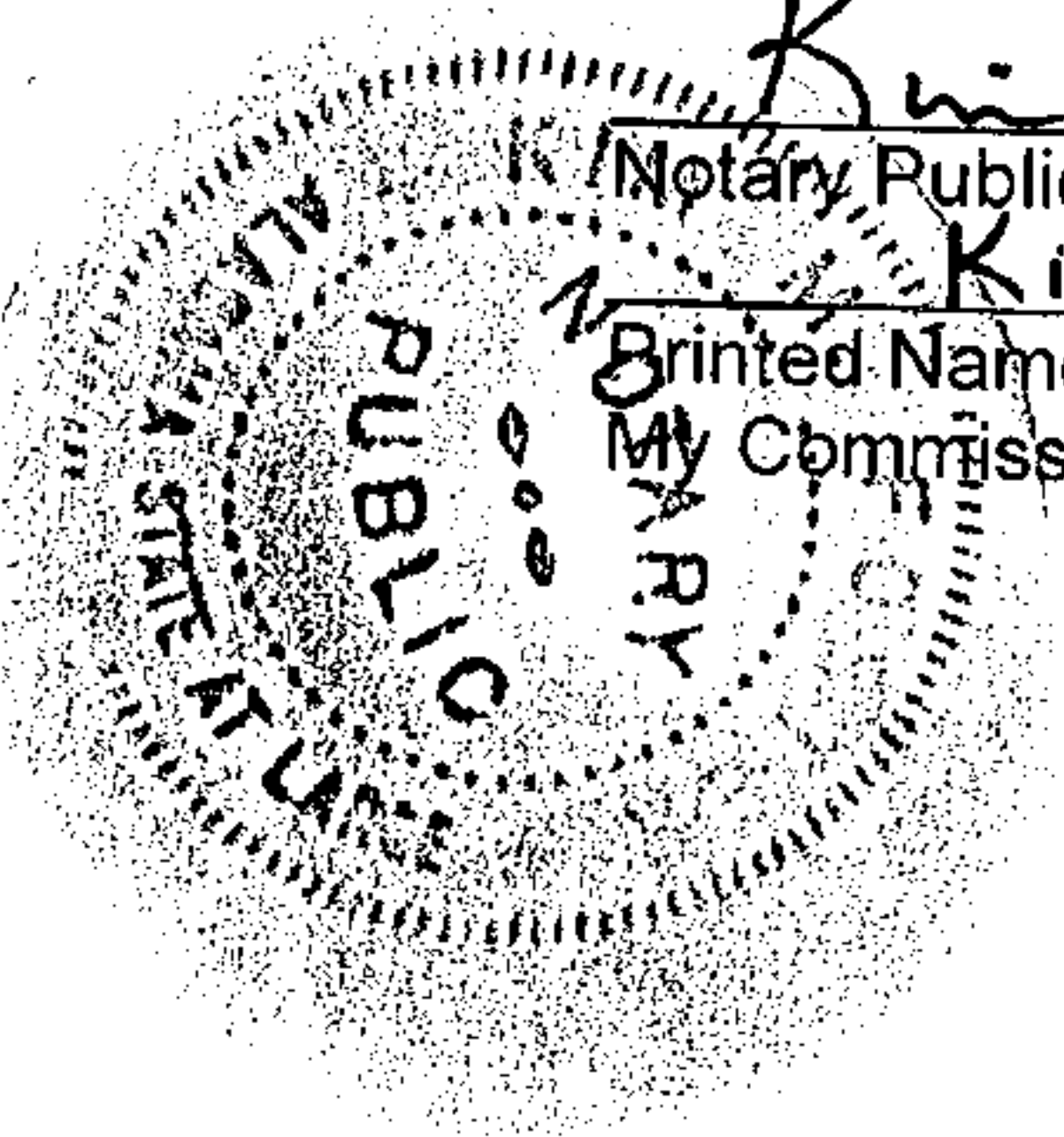


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. I:

Commence at the Southwest corner of the NW 14 of the SW 1/4, Section 14, Township 22 South, Range 1 East; thence run North along the West line of said 1/4-1/4 section a distance of 40.18 feet to the North right of way of Shelby County Highway No. 42 and the point of beginning; thence continue North along the West line of said 1/4-1/4 section a distance of 377.22 feet; thence turn an angle of 90 degrees 05 minutes 52 seconds to the right and run a distance of 417.40 feet; thence turn an angle of 89 degrees 54 minutes 08 seconds to the right and run a distance of 417.40 feet; thence turn an angle of 90 degrees 05 minutes 52 seconds to the right and run a distance of 69.92 feet, of 6 degrees 35 minutes 41 seconds to the right and run along said Highway right of way a chord distance of 349.86 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 14, Township 22 South, Range 1 East, Shelby County, Alabama.

PARCEL NO. II:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4, Section 15, Township 22 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section a distance of 40.18 feet, to the North right of way line of Shelby County Highway No. 42 and the point of beginning; thence continue North along the East line of said 1/4-1/4 section, a distance of 377.22 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 105.00 feet thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 368.03 feet to the North right of way line of Shelby County Highway No. 42; thence turn an angle of 85 degrees 00 minutes 00 seconds to the left and run along said highway right of way a chord distance of 105.40 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama.

According to the survey of Frank W. Wheeler, Ala. Reg. L.S. No. 3385, dated January 23, 1984.

PARCEL NO. III:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, being more particularly described as follows: Commencing at the southeast corner of the said Section 15, being a 2.5" pipe; thence North 00 degrees 54 minutes 25 seconds West, along the East line of said section a distance of 1,334.18 feet to a point in the center line of County Highway 42; thence North 00 degrees 54 minutes 25 seconds West along the East line of said section, a distance of 418.26 feet to a 1.5" pipe found at the point of beginning; thence North 00 degrees 54 minutes 25 seconds West, a distance of 212.81 feet to a point; thence South 86 degrees 21 minutes 55 seconds West, a distance of 62.23 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 33 degrees 17 minutes 34 seconds West, a distance of 687.30 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 88 degrees 46 minutes 28 seconds East, a distance of 344.43 feet to a point; thence North 00 degrees 00 minutes 00 seconds West, a distance of 373.04 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 98.39 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jessica Chavez
Mailing Address _____Grantee's Name Alejandro Chavez
Mailing Address 8613 Hwy 42
Shelby AL 35143Property Address 15277
15281 Hwy 42
ShelbyDate of Sale 11-4-2020
Total Purchase Price \$ 39,000.00or
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 ☐ Appraisal
☐ Sales Contract ☒ Other pursuant to divorce
1/2 tax value
☐ 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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(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
11/10/2020 09:14:43 AM
\$67.00 CHARITY
20201110000513390

Alicia S. Boyd