

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051



20201207000558830 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/07/2020 02:22:20 PM FILED/CERT

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

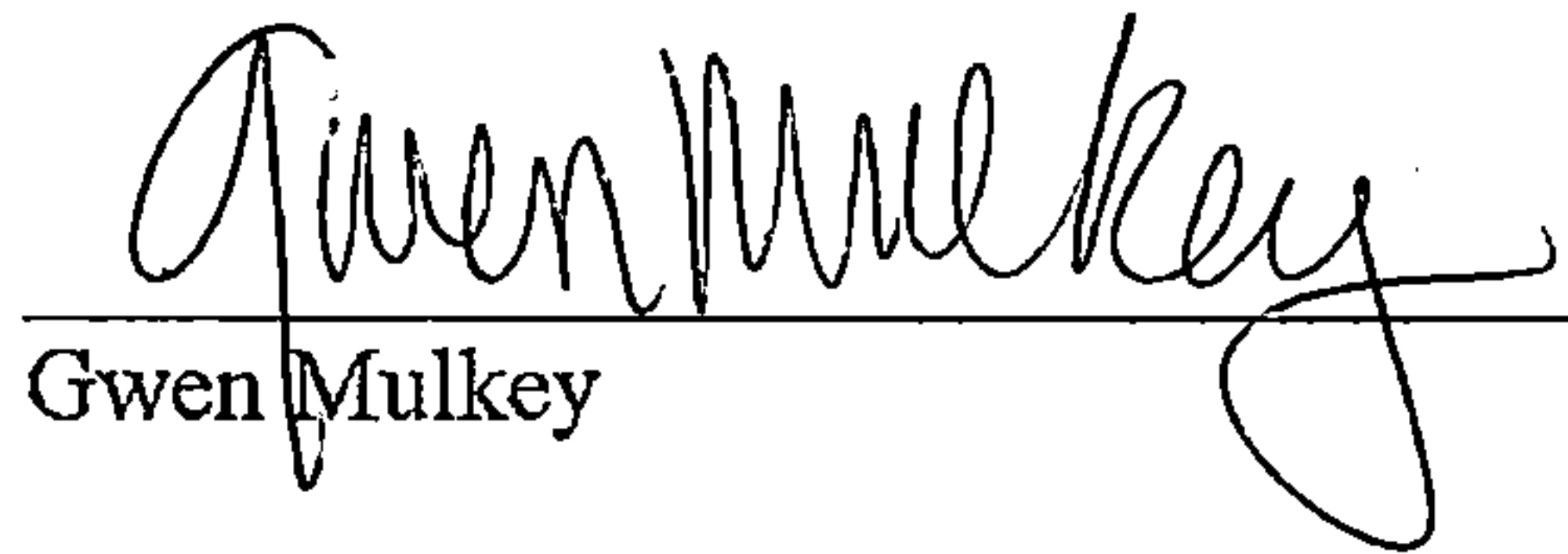
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Hundred Twenty-two and no/100 Dollars (\$522.00) in hand paid to David Mulkey and wife, Gwen Mulkey (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Donald W. Armstrong (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Legal Description

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 4th day of Dec, 2020.

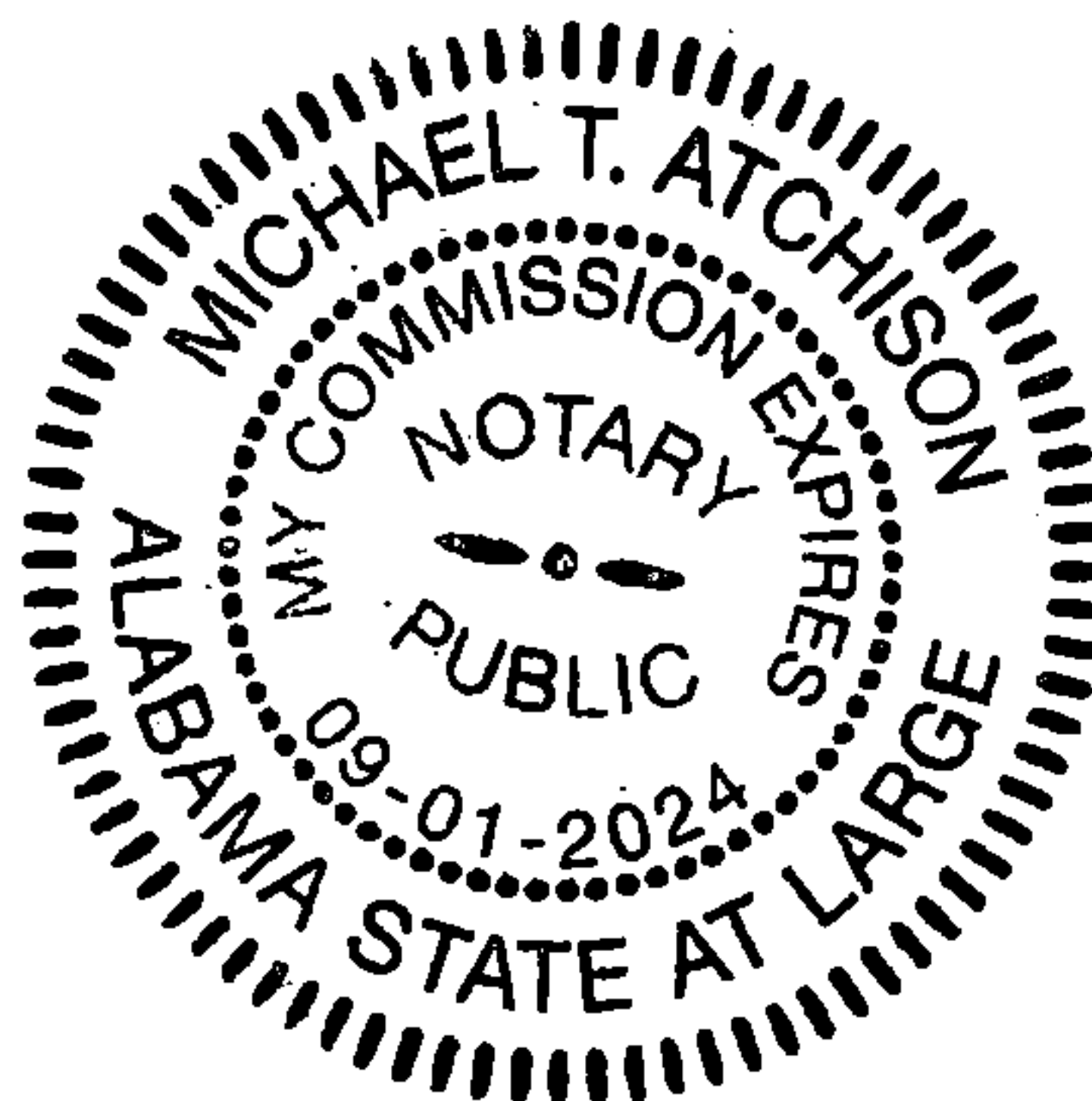

David Mulkey

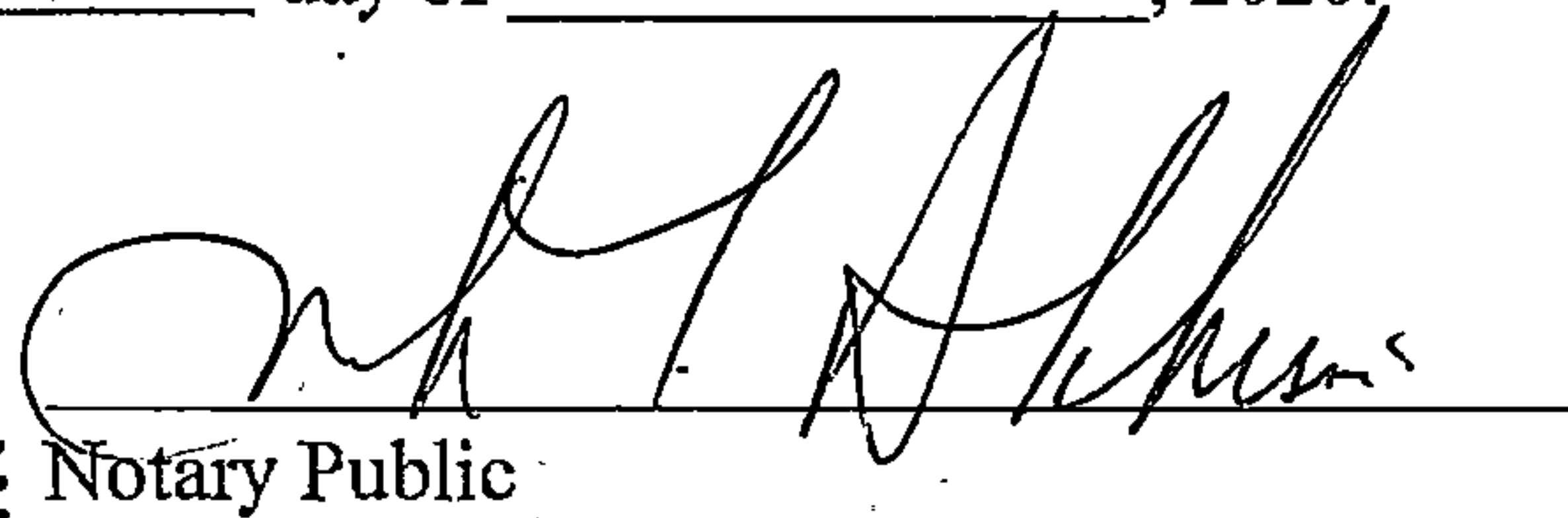

Gwen Mulkey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Mulkey and Gwen Mulkey, whose name is 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Dec, 2020.




Notary Public

My commission expires: 9-1-24

Shelby County, AL 12/07/2020
State of Alabama
Deed Tax: \$1.00

WHEELER SURVEYING AND MAPPING



20201207000558830 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION QUIT CLAIM PARCEL

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO DONALD W. ARMSTRONG, RECORDED IN INSTRUMENT NUMBER 2005-6771, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE N 00°20'43" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 49.09 FEET TO A 1/2" REBAR, SET WITH A CAP STAMPED "S. WHEELER 16165, ON THE NORTH RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 56, AND THE POINT OF BEGINNING;

THENCE N 00°20'43" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 618.94 FEET TO A FENCE CORNER;

THENCE S 00°26'42" W, ALONG SAID FENCE, A DISTANCE OF 619.00 FEET, TO A 1/2" REBAR FOUND, AT A FENCE CORNER ON THE NORTH RIGHT-OF-WAY OF COUNTY HIGHWAY 56;

THENCE S 89°32'45" E, ALONG SAID NORTH RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 56, A DISTANCE OF 8.54 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 2535.3 SQUARE FEET OR 0.058 ACRES OF LAND.



A handwritten signature in black ink, appearing to read "Sid Wheeler".

Sid Wheeler

Professional Land Surveyor 16165

Real Estate Sales Validation Form

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

Grantor's Name David & Gwen Mulkey
Mailing Address 1530 Hwy 56
Wilsonville, AL 35186

Grantee's Name Donald W. Armstrong
Mailing Address 3066 Hwy 55
Wilsonville, AL 35186

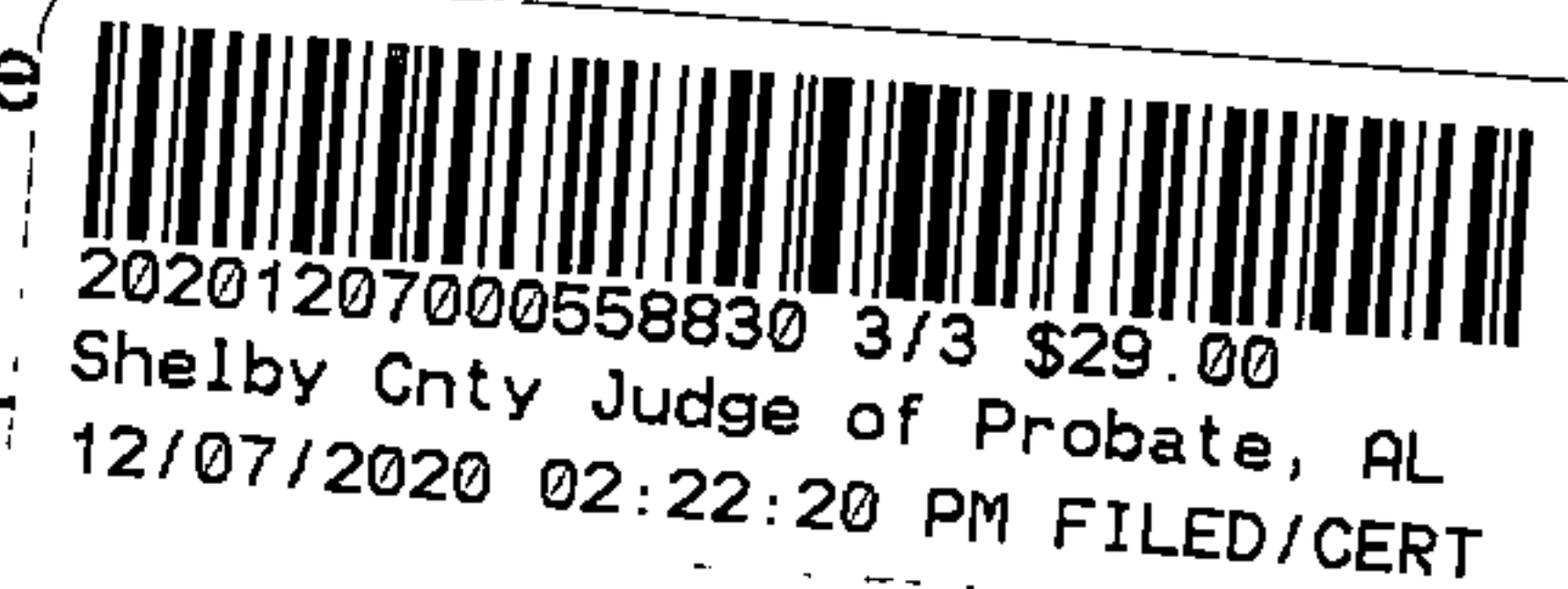
Property Address 1530 Hwy 56
Wilsonville, AL 35186

Date of Sale 12-4-20
Total Purchase Price \$ 522.00
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 12-4-20

Print Gwen Mulkey

☐ Unattested
(verified by)

Sign Gwen Mulkey
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1