

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

After recording, return to:

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, **William C. Woodruff and wife, Brandi C. Woodruff**, hereby remises, releases, quit claims, grants, sells, and conveys to **FNB Bank** (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:

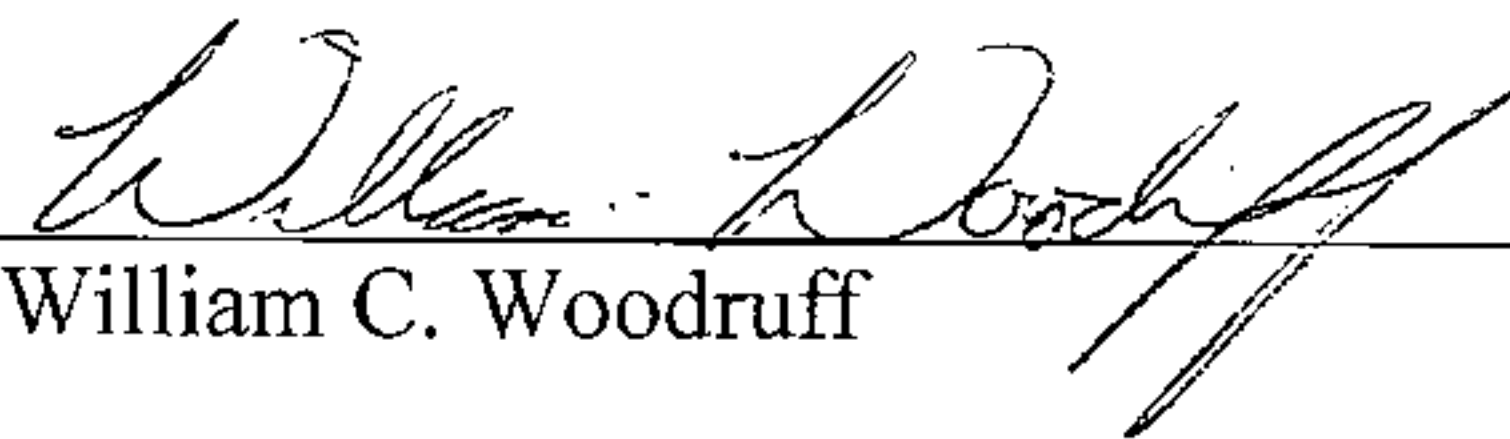
See Attached Exhibit A for Legal Description

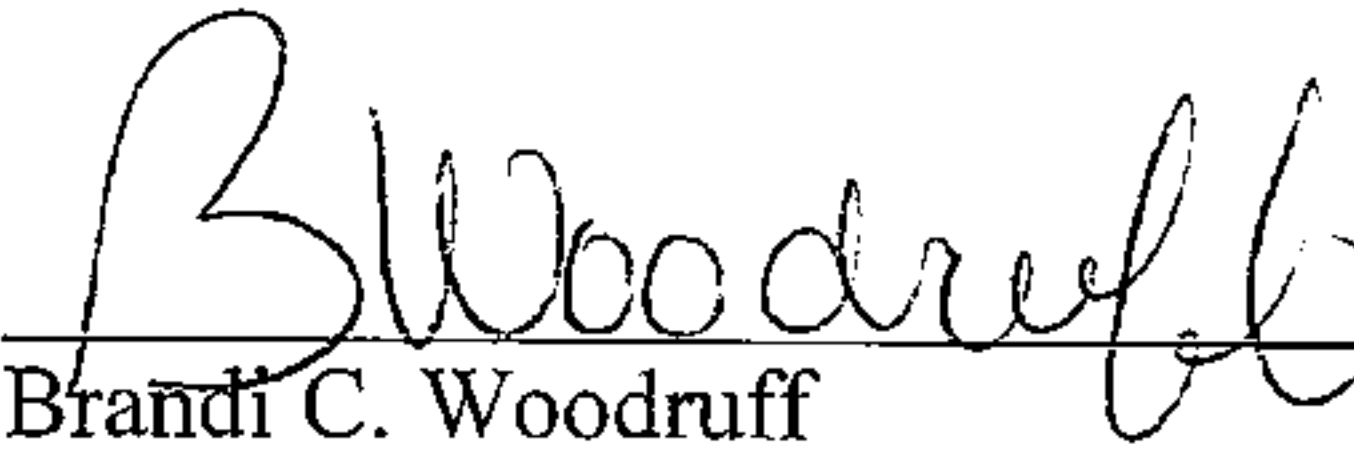
The above described property constitutes no part of the homestead of the Grantor.

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 19th day of Jan, 2021.

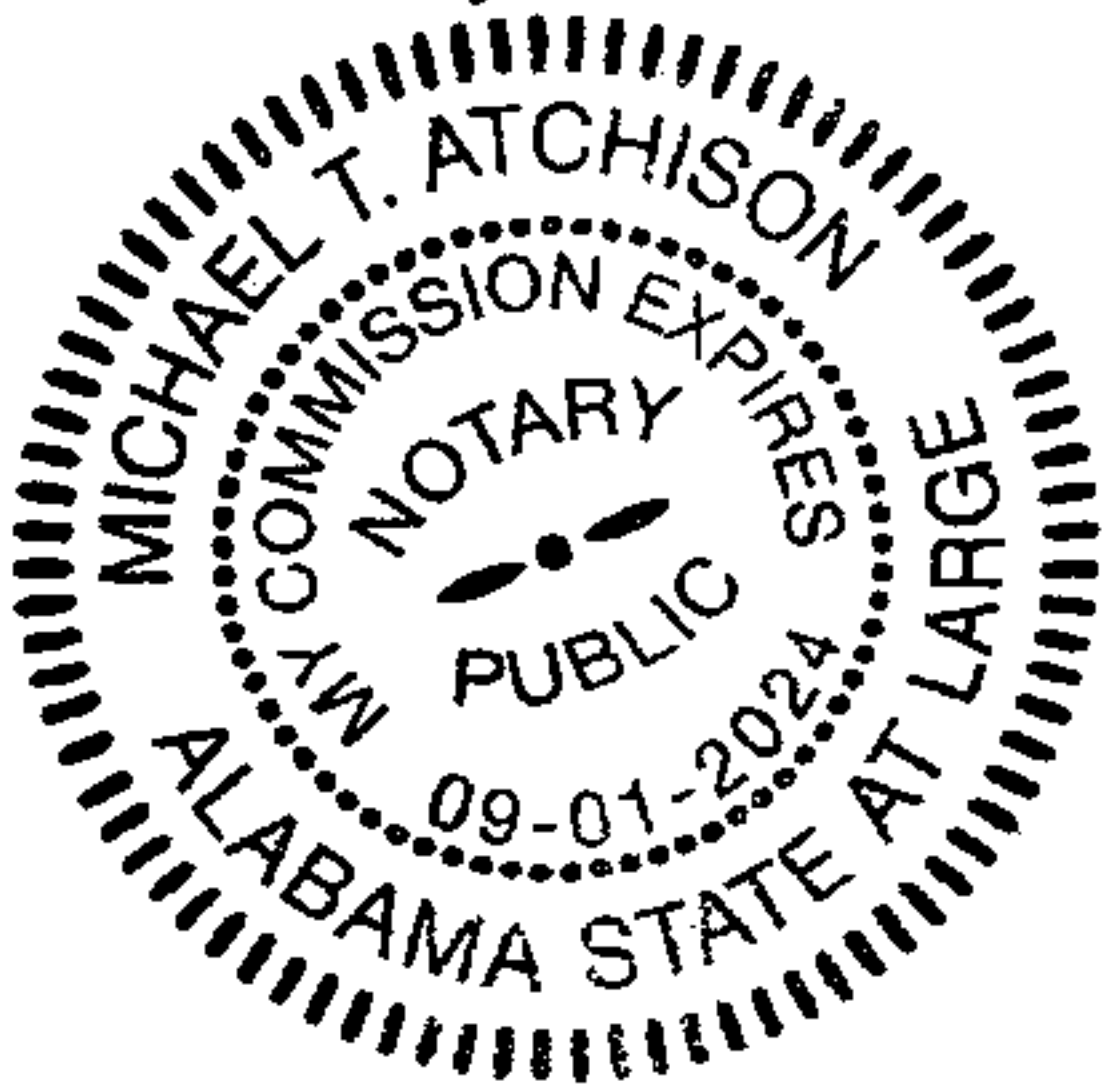

William C. Woodruff


Brandi C. Woodruff

STATE OF ALABAMA
COUNTY OF SHELBY

I, Michael T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William C. Woodruff and Brandi C. Woodruff**, 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 19th day of Jan, 2021.



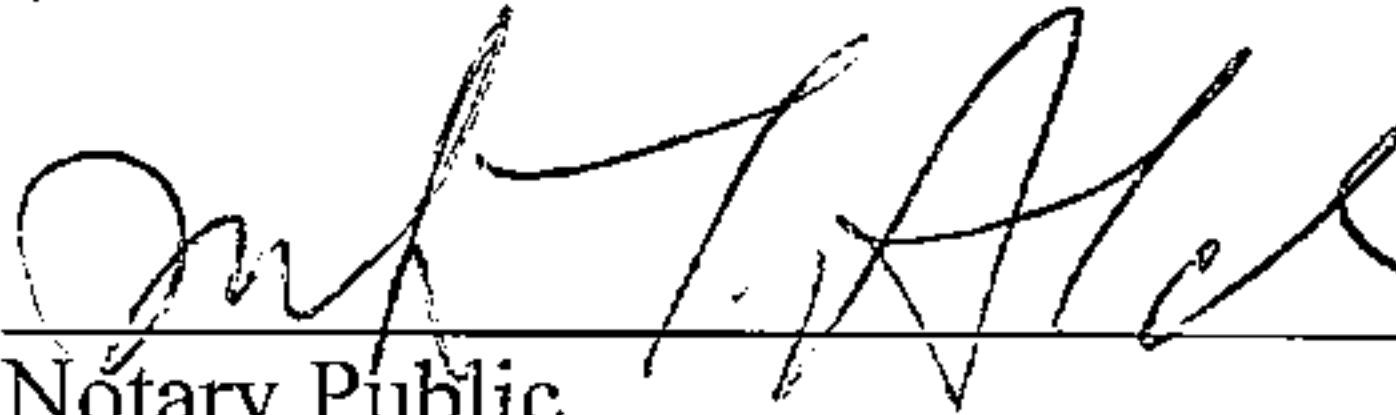

Notary Public
My Commission Expires: 1-19-21

EXHIBIT A – LEGAL DESCRIPTION

LOT 21

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being Lot 21 of the Willows Subdivision, as recorded in Map Book 27, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 03 degrees 07 minutes 45 seconds West along the East boundary of said 1/4-1/4 section for a distance of 25.48 feet to a 5/8" capped rebar found at the Southeast corner of Lot Number 16, Phase Two, of the Willows Subdivision, as recorded in Map Book 27 Page 62; thence South 03 degrees 03 minutes 07 seconds West for a distance of 99.05 feet to an iron pin set; thence South 03 degrees 03 minutes 07 seconds West for a distance of 88.56 feet to an iron pin set; thence South 03 degrees 03 minutes 07 seconds West for a distance of 145.27 feet to an iron pin set; thence South 03 degrees 03 minutes 07 seconds West for a distance of 304.89 feet to a 1/2" capped rebar found on the Northeasterly right of way margin of Shelby County Highway 83 (80' right of way) and the POINT OF BEGINNING of herein described parcel of land; thence North 57 degrees 13 minutes 24 seconds West along said right of way margin for a distance of 388.29 feet to a 5/8" capped rebar found; thence leaving said right of way, North 69 degrees 51 minutes 07 seconds East for a distance of 175.17 feet to an iron pin set on the Southwest right of way margin of Cotton Circle; thence South 17 degrees 36 minutes 47 seconds East along said right of way for a distance of 21.40 feet to an iron pin set at a point on a curve to the left, having a radius of 50.00 feet, a chord bearing of South 41 degrees 49 minutes 00 seconds East and a chord length of 96.71 feet; thence along the arc of said curve, and continuing along said right of way, for a distance of 96.71 feet to an iron pin set; thence leaving said right of way, South 27 degrees 05 minutes 03 seconds East for a distance of 200.00 feet to the POINT OF BEGINNING. Containing 0.60 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name William Ward Woodruff Grantee's Name FNB
 Mailing Address 117 Brumback Dr Mailing Address P.O. Box 130
Harpersville, AL 35768 Shelby County, AL 35768
 Property Address Ackerly Date of Sale 1-19-2021
Vincent, AL Total Purchase Price \$ 5000.00
35718 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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ 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.

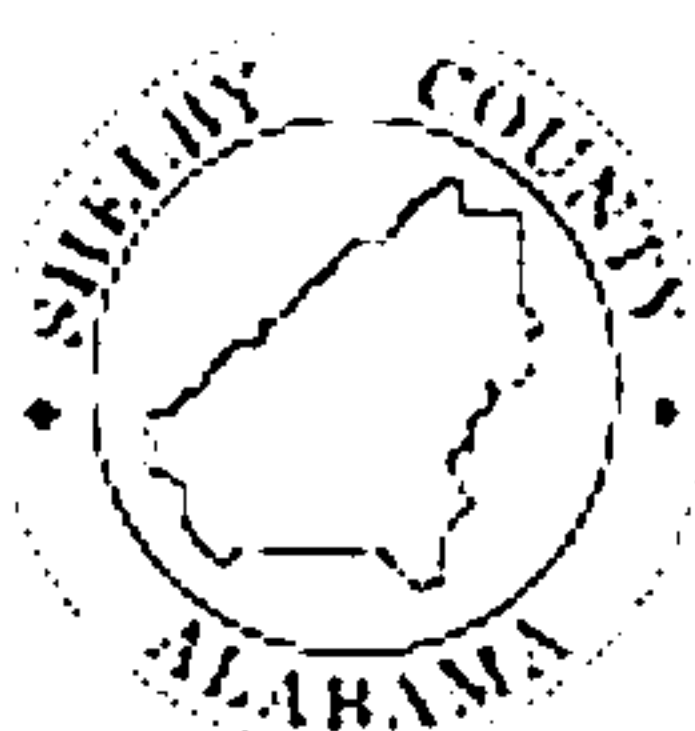
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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
 01/20/2021 10:19:53 AM
 \$33.00 JESSICA
 20210120000030250

Allen S. Bayl