

QUIT CLAIM DEED

STATE OF ALABAMA) Send Tax Notice to: THIS INSTRUMENT PREPARED
COUNTY OF SHELBY) Amanda Batton WITHOUT BENEFIT OF TITLE
) 369 Chesser Plantation SEARCH BY: W. Eric Pitts, P.O. Box 280,
) Chelsea AL 35043 Alabaster, AL 35007, (205) 216-4418. No
 title opinion requested, none rendered.
 Legal description supplied by Grantor.

KNOW ALL MEN BY THESE PRESENTS, that Shannon Batton, a married man (hereinafter "GRANTOR"), for and in consideration of Ten and no/100 U.S. Dollars (\$10.00), to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has RELEASED, QUITCLAIMED AND CONVEYED and does hereby RELEASE, QUITCLAIM AND CONVEY, forever, unto Amanda Batton, (hereinafter "GRANTEE"), all of GRANTOR'S right, title, interest and claim, if any, in or to that property and interest described as follows:

Lot 43, according to the Amended Map of Chesser Plantation, Phase I - Sector I, as recorded in Map Book 31, Page 21 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The property conveyed herein is not the Homestead of the Grantor or his spouse

TO HAVE AND TO HOLD to the said GRANTEE forever.

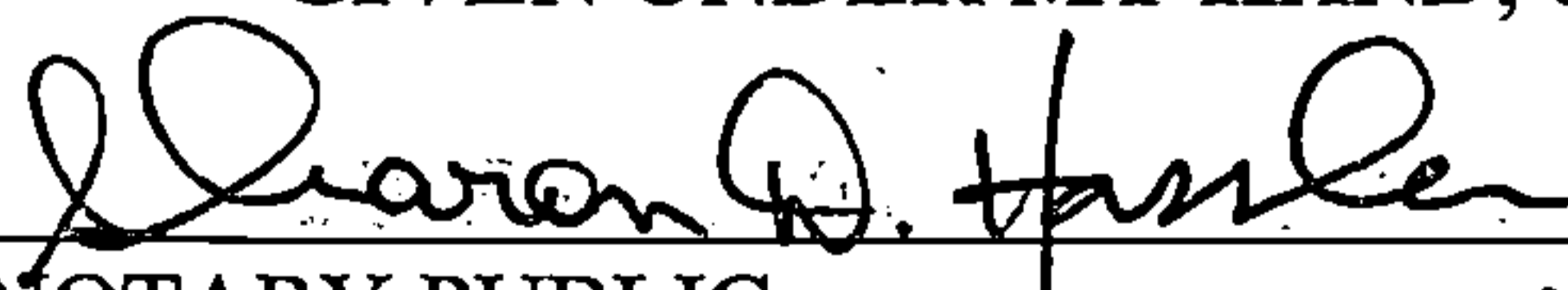
GRANTOR HAS HERETO set his hand and seal on this the 11th day of January, 2021.


Shannon Batton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Shannon Batton, 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, he executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 11th day of January, 2021.


NOTARY PUBLIC
My commission expires: 3/20/2023

SHARON D. HARKER
NOTARY
My Comm. Expires 20 3/20/2023
ALABAMA PUBLIC
STATE A. LANCE

Real Estate Sales Validation Form

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

Grantor's Name Shannon Batton
Mailing Address 8345 County Rd 31
Ashville, AL 35953

Grantee's Name Amanda Batton
Mailing Address 369 Chesser Plantation Ln
Chelsea, AL 35043

Property Address 369 Chesser Plantation Ln
Chelsea, AL 35043

Date of Sale January 11, 2021
Total Purchase Price \$
or
Actual Value \$ 1/2 Equity = \$30,000
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 (checked)

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 1/11/21

Print W. Eric Pitts

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

