



20210202000054680 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
02/02/2021 11:54:25 AM FILED/CERT

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:

File No. 474619

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17 2 09 0 000 003.001

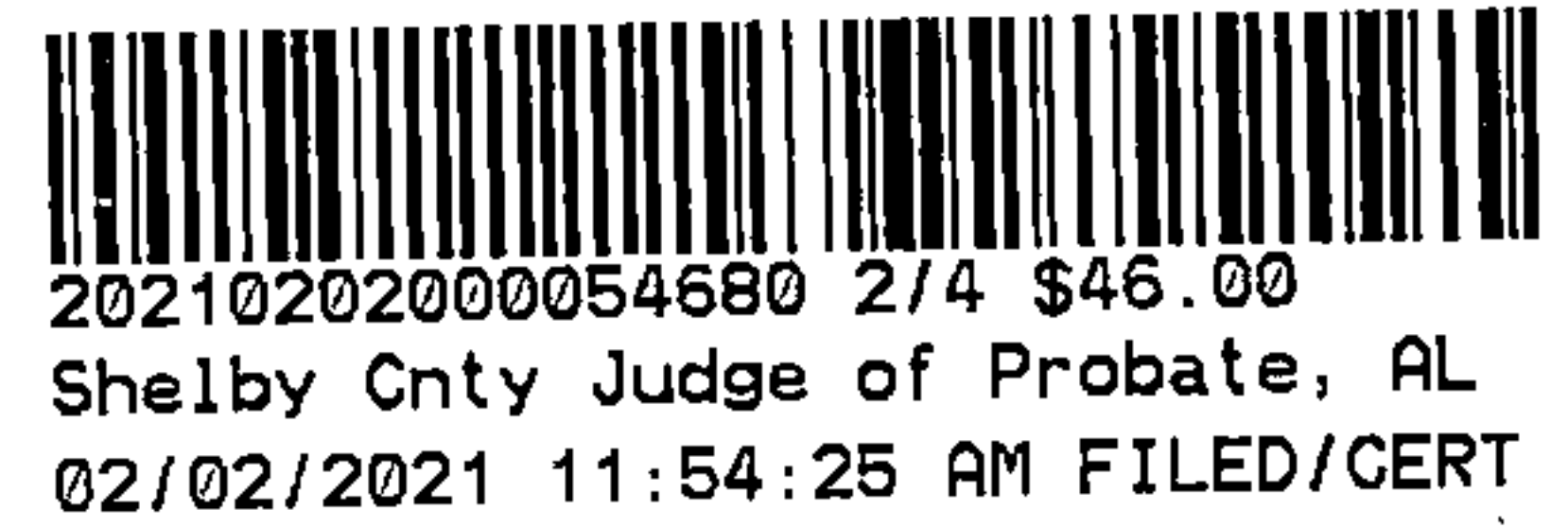
QUITCLAIM DEED

Samuel H. Waldrop, Jr and Ashleigh Denise Waldrop, both divorced and not remarried, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Ashleigh Denise Waldrop, hereinafter grantee, whose tax mailing address is 37209 25 HWY., HARPERSVILLE, AL 35078, the following real property in Shelby County, Alabama:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: Being the same property as conveyed from Fannie Mae aka Federal National Mortgage Association, by and through Sirote and Permutt, P.C., as Attorney in Fact to Samuel H. Waldrop, Jr and Ashleigh Denise Harlow as set forth in Deed Instrument #20170729000233550 dated 07/11/2014, recorded 07/29/2014, SHELBY County, ALABAMA.

20210202000054680 02/02/2021



Executed by the undersigned on 10-23, 2020:

Samuel H. Waldrop, Jr
Samuel H. Waldrop, Jr

Ashleigh Denise Waldrop
Ashleigh Denise Waldrop

STATE OF Alabama
COUNTY OF Talladega

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Samuel H. Waldrop, Jr and Ashleigh Denise Waldrop** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 23rd day of October 2020

Kendria R. [Signature]
Notary Public

**MY COMMISSION EXPIRES:
OCTOBER 30, 2023**

20210202000054680 02/02/2021 :

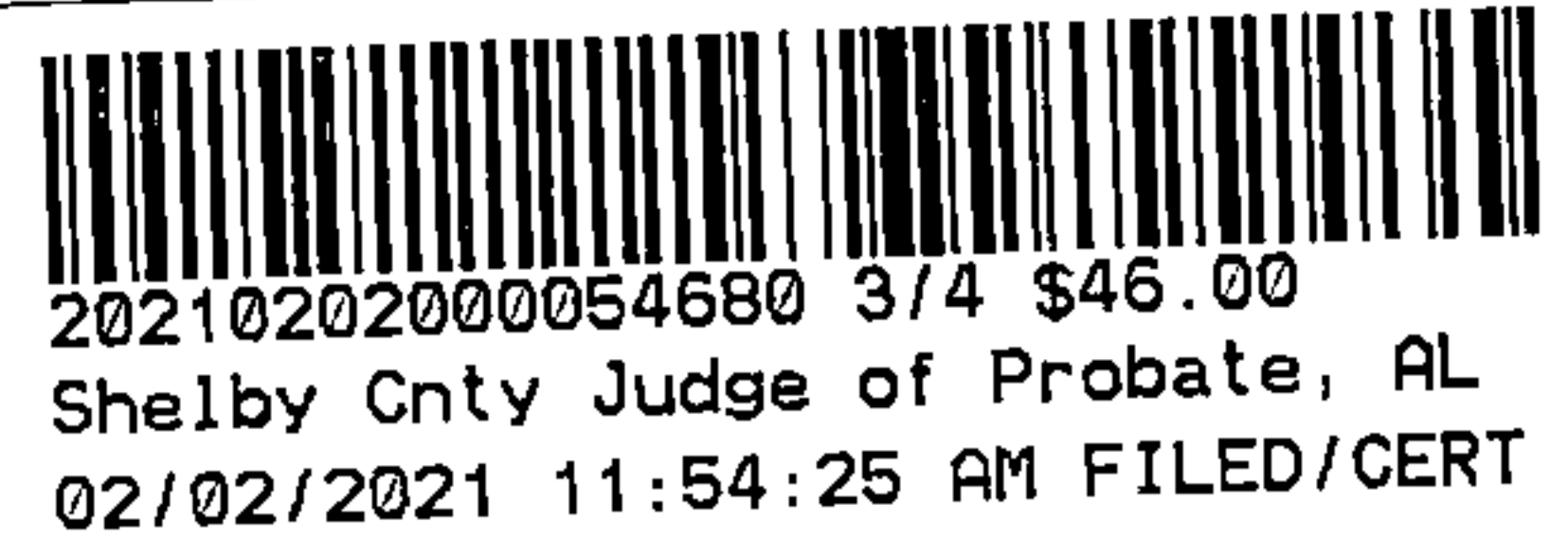


Exhibit A

File No.: 474619

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

A part of the Northeast quarter of the Northwest quarter of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 9, Township 20 South, Range 2 East and run thence run South 88 degrees 14 minutes 55 seconds East along the North boundary of said quarter-quarter section for a distance of 54.91 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue South 88 degrees 14 minutes 55 seconds East for a distance of 429.94 feet; thence North 59 degrees 22 minutes 03 seconds East for 93.02 feet; thence South 67 degrees 38 minutes 29 seconds East 141.55 feet to a point on the West right of way line of Wilsonville-Vincent Highway; thence South 26 degrees 58 minutes 43 seconds West along said right of way for 219.38 feet; thence leaving said right of way proceed North 87 degrees 28 minutes 45 seconds West for 548.78 feet; thence North 02 degrees 07 minutes 22 seconds East 190.77 feet; back to the point of beginning; being situated in Shelby County, Alabama.

Being the same property as conveyed from Fannie Mae aka Federal National Mortgage Association, by and through Sirote and Permutt, P.C., as Attorney in Fact to Samuel H. Waldrop, Jr and Ashleigh Denise Harlow as set forth in Deed Instrument #20170729000233550 dated 07/11/2014, recorded 07/29/2014, SHELBY County, ALABAMA.

Tax ID: 17 2 09 0 000 003.001

Real Estate Sales Validation Form

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

Grantor's Name Samuel H. Waldrop and Ashleigh Waldrop
Mailing Address 25 HWY., HARPERSVILLE, AL 35078

Grantee's Name Ashleigh Waldrop
Mailing Address 25 HWY., HARPERSVILLE, AL 35078

Property Address 25 HWY., HARPERSVILLE, AL 35078

Date of Sale 10/23/2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 14,900.00

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 Abstractor Assessment

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).

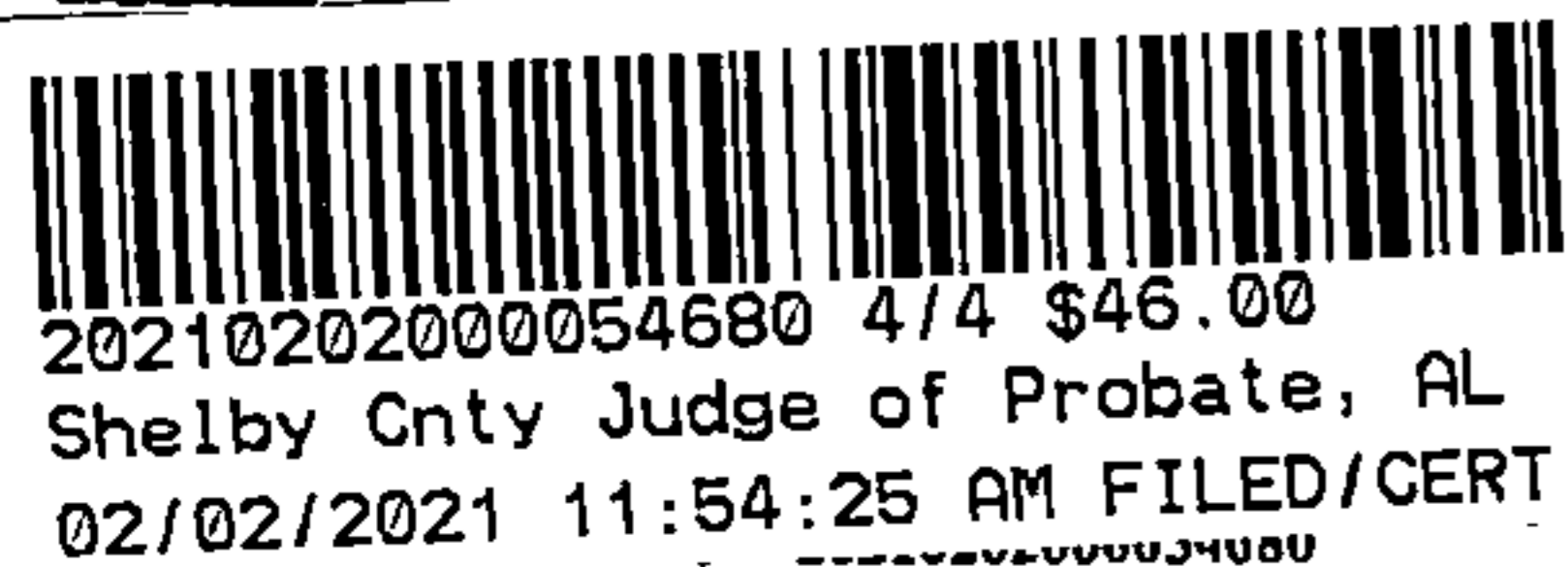
Date 10/23/20

Print Elexus Guy

Sign Elexus Guy

(Grantor/Grantee/Owner/Agent) circle one

Unattested



verified by Alabama, County

Print Form

Form RT-1

Ali S.R. 1