

Shelby County, AL 02/04/2021
State of Alabama
Deed Tax: \$205.00

Prepared by, recording requested by and return to:

Moody & Associates Law Office, LLC
P.O. Box 422
Perry, GA 31069
Phone: (478) 988-0238
File: ATCHLEY



20210204000060420 1/2 \$230.00
Shelby Cnty Judge of Probate, AL
02/04/2021 02:36:43 PM FILED/CERT

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

This Quit Claim Deed made on the 11th day of January, 2021, between **JOHN DWIGHT ATCHLEY and MING CHU ATCHLEY**, husband and wife, whose mailing address is 605 Kewanee Drive, Byron, GA 31008, hereinafter called Grantors, and **MING CHU ATCHLEY AS TRUSTEE OF THE ATCHLEY FAMILY TRUST**, whose mailing address is 605 Kewanee Drive, Byron, GA 31008, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, do hereby remise, release, and quitclaim unto the said Grantee, in and to the following described land, situate, lying and being in Shelby County, Alabama, to wit:

Commence at the northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West and run west along the north boundary of said forty acres 327.4 feet to a point on the east right of way of U.S. Highway 31; thence turn an angle of 75 degrees 52 minutes to the left and run along the east right of way of said Highway 414.0 feet to the point of beginning of the land herein conveyed; thence turn an angle of 104 degrees 08 minutes to the left and run 200 feet; thence turn an angle of 104 degrees 08 minutes to the right and run 100 feet; thence turn an angle of 75 degrees 52 minutes to the right and run 200 feet to a point on the east right of way line of said Highway; thence turn an angle of 104 degrees 08 minutes to the right and run along the east right of way of said Highway 100.0 feet to the point of beginning. This being a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West and containing 0.418 acres, more or less.

MINERAL AND MINING RIGHTS EXCEPTED

This property does not constitute the homestead of the Grantors.

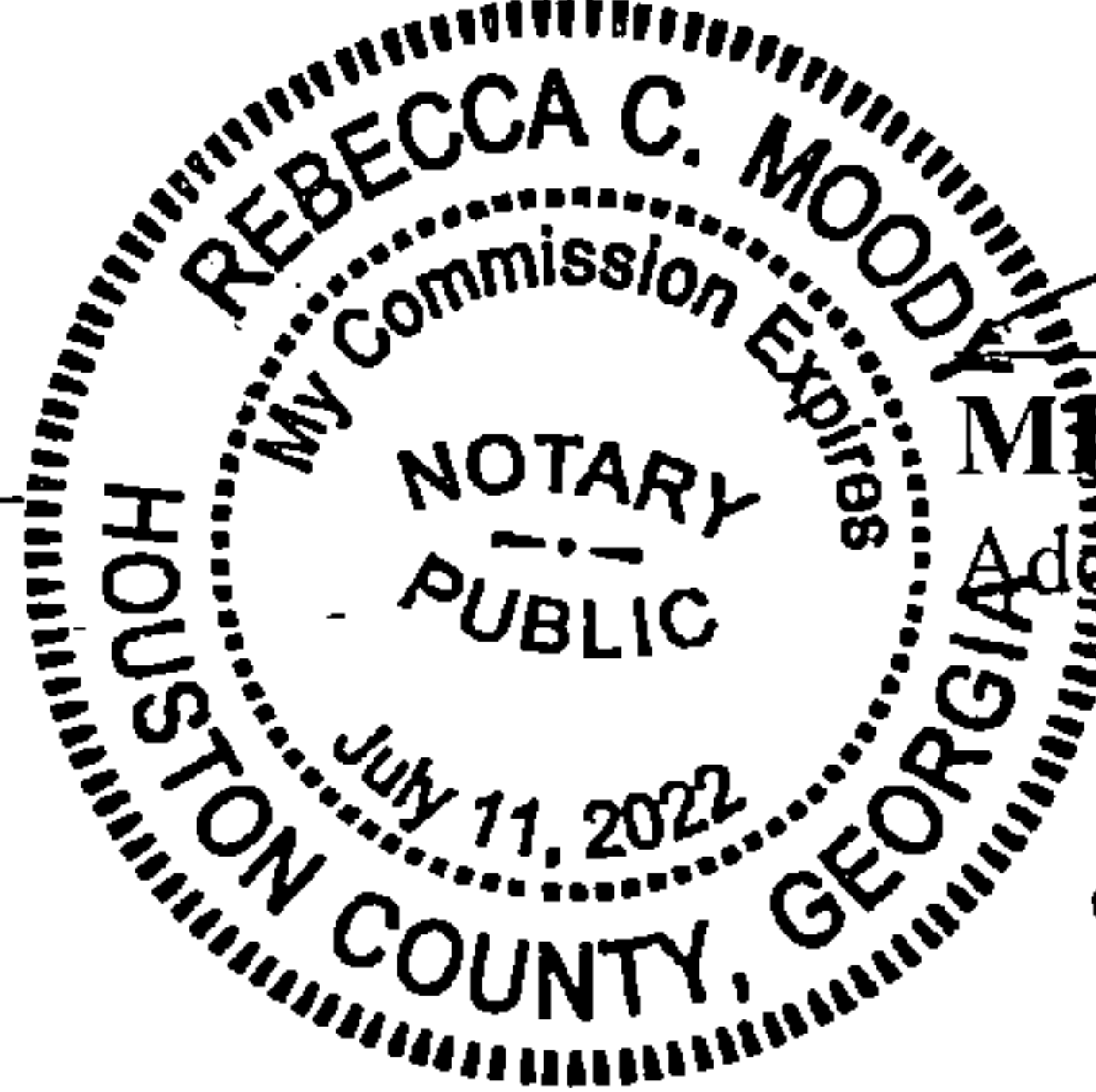
Deed Reference: Instrument Number 20031022000707220
Shelby County Parcel No.: 13 7 25 3 001 009.000

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Sworn to and subscribed for me this
11th day of January, 2021

Rebecca C. Moody
Notary Public
Lori Hardy
Witness



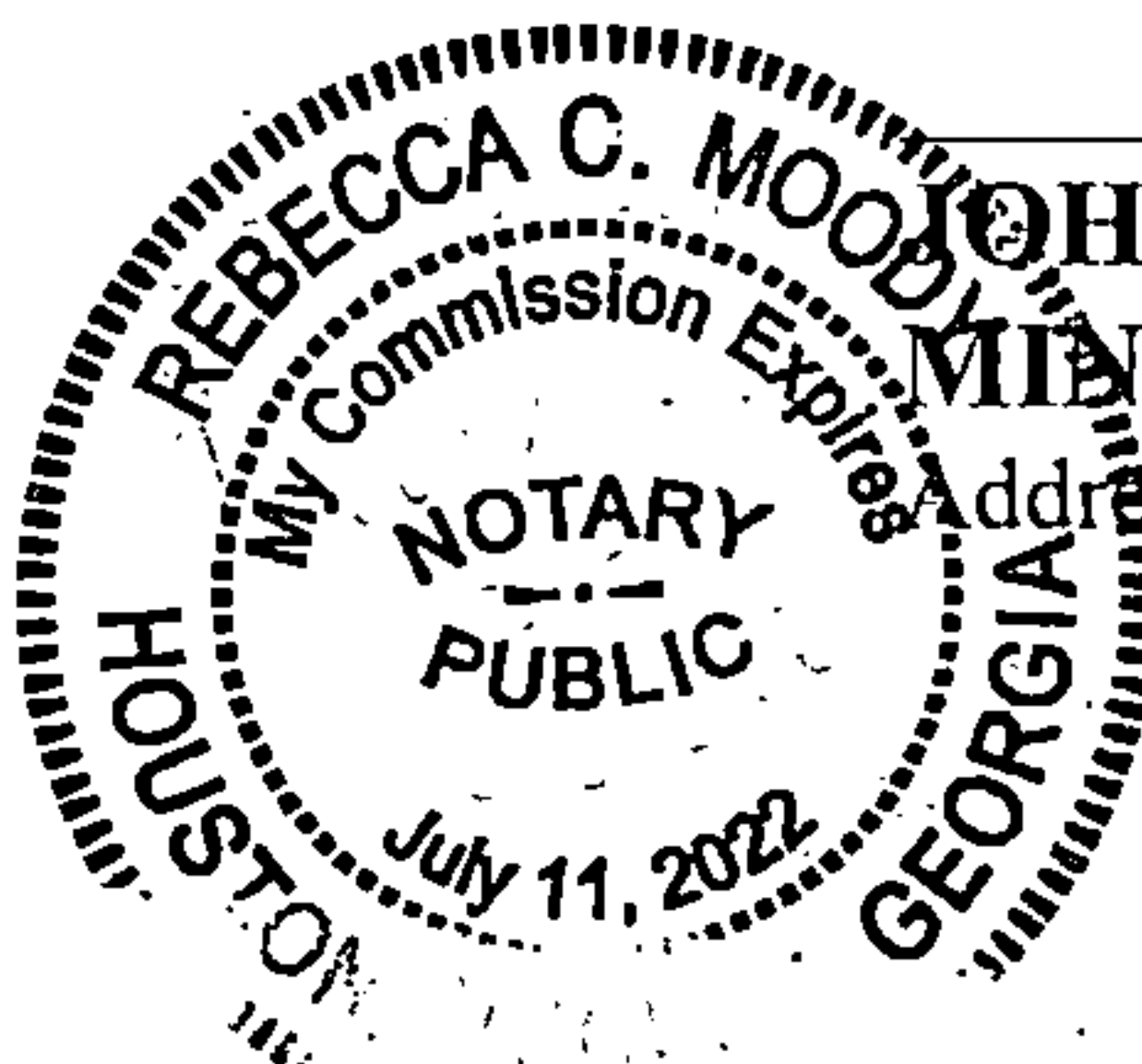
MING CHU ATCHLEY

Address: 605 Kewanee Drive, Byron, Georgia 31008

John Dwight Atchley by
Ming Chu Atchley
ATTORNEY IN FACT

Sworn to and subscribed for me this
11th day of January, 2021

Rebecca C. Moody
Notary Public
Lori Hardy
Witness



JOHN DWIGHT ATCHLEY by

MING CHU ATCHLEY, Attorney in Fact

Address: 605 Kewanee Drive, Byron, Georgia 31008

Real Estate Sales Validation Form

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

Grantor's Name the Atchley Family Trust
Mailing Address 605 Kewanee Dr.
Byron, GA 31008

Grantee's Name John + Ming Atchley
Mailing Address 605 Kewanee Dr.
Byron, GA 31008

Property Address 3557 Pelham Pkwy
Pelham, AL 35128

Date of Sale 01-11-2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 205,000.00

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 Assessor's Value

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 01-11-2021

Print Lori Hardy

Unattested

Sign Lori Hardy

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1