


STATE OF ALABAMA
COUNTY OF SHELBY


20210304000108120 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/04/2021 10:23:45 AM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, made this 7th day of October, 2020, by Sensible Loans, Inc. whose address is 101 Washington St. SE, Huntsville, AL. 35801 hereinafter called the "Grantor(s), to William Stanford Jr. and Jennifer Stanford, whose address is 228 Davis Rd., Wilsonville, AL. 35186 hereinafter called the "Grantee(s):

WITNESSETH: That the Grantor(s), for and in consideration of the sum of Ten Thousand and no/1000 Dollars (\$10,000.00) and other valuable considerations, hereby quitclaim and convey unto the Grantee(s), all that certain land situated in Shelby County, Alabama, described as follows:

One-half acre, more or less, located in the NW ¼ of the SW ¼, Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said ¼ ¼ section; thence run South 0 degrees 24 minutes West a distance of 368.8 feet; thence run North 89 degrees 47 minutes West a distance of 420.0 feet; thence run South 18 degrees 39 minutes East a distance of 196.9 feet to the point of beginning; thence continue last course a distance of 158.6 feet; thence run North 83 degrees 42 minutes West a distance of 205.0 feet, thence run North 1 degree 23 minutes East a distance of 128.36 feet; thence run South 89 degrees 47 minutes West a distance of 150.0 feet to the point of beginning. Also, a 30 foot right of way for the purpose of ingress and egress from the public gravel road to the above described parcel.

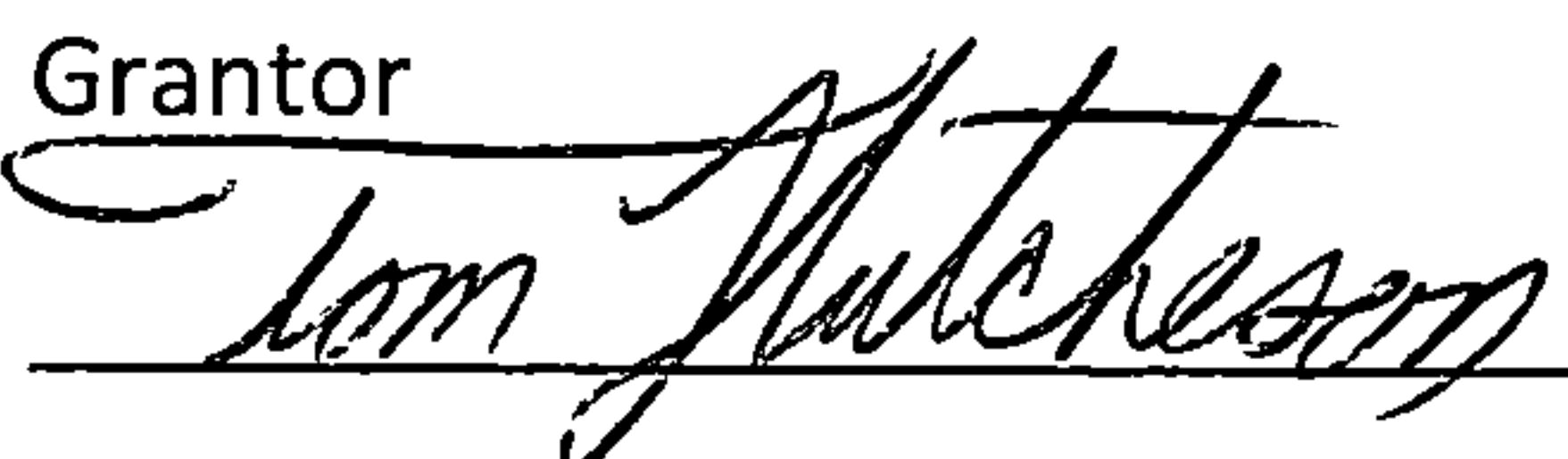
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Sensible Loans, Inc.

101 Washington St. SE

Huntsville, AL. 35801

Grantor



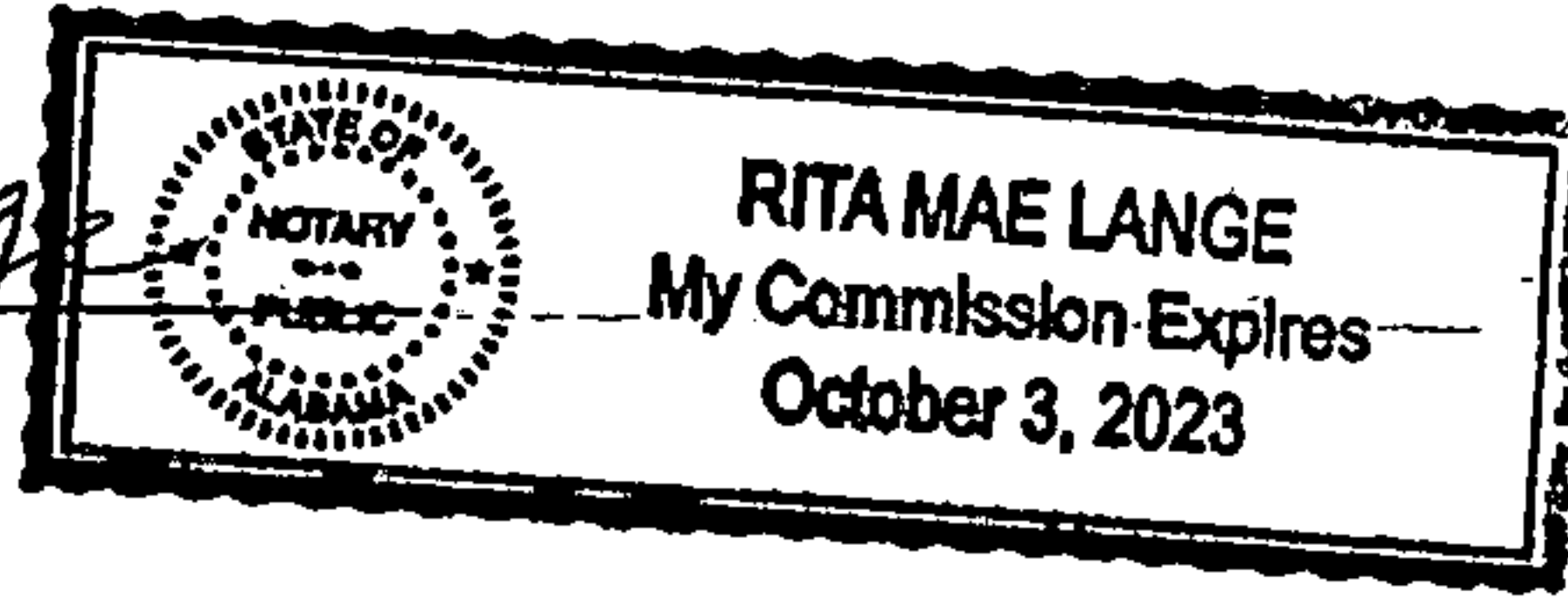
Representative

STATE OF ALABAMA

COUNTY OF MADISON

The foregoing instrument was acknowledged before me, Rita Mae Lange, a Notary Public in and for the State of Alabama by Tom Hutcheson who is known to me, on the 7th day of October, 2020.

Rita Mae Lange



NOTARY PUBLIC

My commission expires: 10/03/2023



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Real Estate Sales Validation Form

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

Grantor's Name Sensible Loans, Inc
Mailing Address 101 Washington St SE
Huntsville, AL 35801

Grantee's Name William Stanford Jr and
Mailing Address Jennifer Stanford
228 Davis Rd
Wilsonville, AL 35186

Property Address 228 Davis Rd
Wilsonville, AL 35186

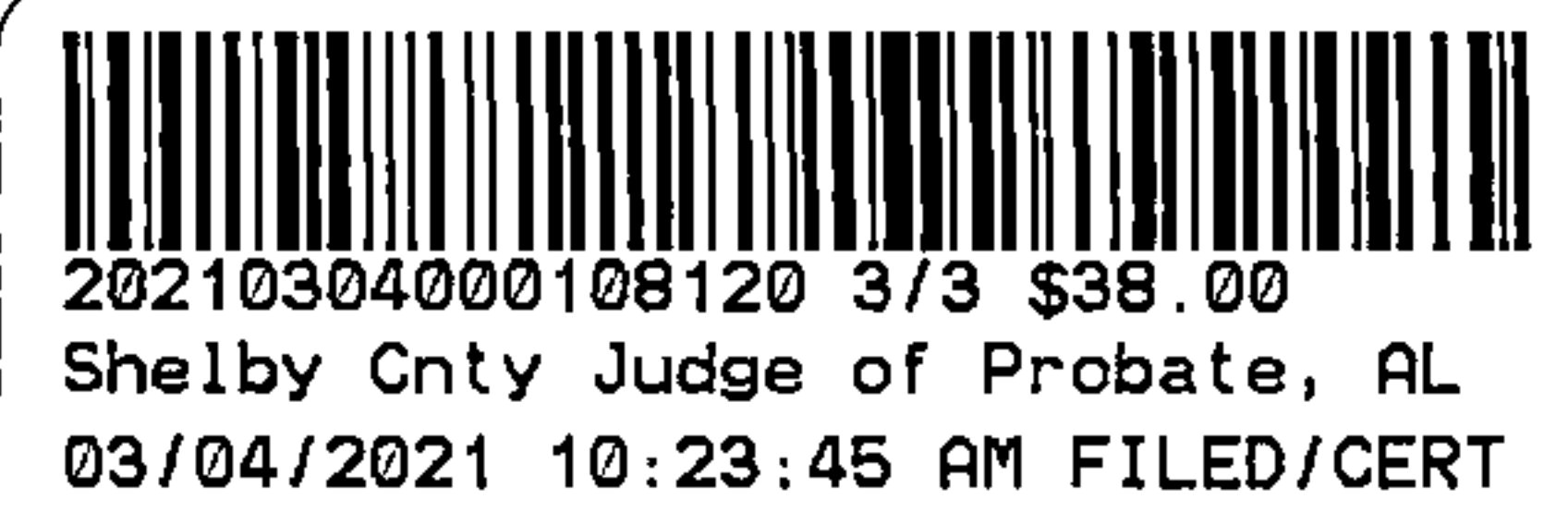
Date of Sale September 8, 2016
Total Purchase Price \$ 10,000.00

Shelby County, AL 03/04/2021
State of Alabama
Deed Tax: \$10.00

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 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 12-30-2020

Print Sensible Loans, Inc by Tom Hutcherson

Unattested

Sign Tom Hutcherson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one