

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Cliff Trumbly

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20210309000116400 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
03/09/2021 10:33:18 AM FILED/CERT

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, **Karl Perkins, a S** man, hereby remises, releases, quit claims, grants, sells, and conveys to **Cliff Trumbly** (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:

A part of the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: To find the point of beginning start at the Northeast corner of said Section 1; thence westwardly along the North line of said Section 1, a distance of 2571.6 feet to a point which is the point of beginning; thence continue westwardly along the North line of said Section 1, a distance of 248.8 feet to a point; thence southward with an interior angle of 90 degrees to the North line of a paved road; thence eastwardly along the North line of said road a distance of 255.7 feet to a point; thence northwardly a distance of 117.1 feet to the point of beginning.

Situated in Shelby County, Alabama.

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 8th day of March, 2020.

Karl Perkins

Karl Perkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Karl Perkins**, 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 8th day of March, 2020.

G. A. Hensley
Notary Public
My Commission Expires 1/23/24

Real Estate Sales Validation Form

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

Grantor's Name Karl Perkins
Mailing Address

Grantee's Name Cliff Trumbley
Mailing Address

Property Address Vacant Land
Shelby, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 4,100.00

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 fair 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 _____

Print Cliff Trumbley

Unaffested

(verified by)

Sign Cliff Trumbley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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