

20210408000176500
04/08/2021 10:03:20 AM
QCDEED 1/3

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Matthew V. Veazey
13607 Al Hwy 191
Mopikville, AL 35750

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR AND ZERO CENTS (\$ 1.00XXXXXX) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **George K. Hebb**, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **Matthew V. Veazey** (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:

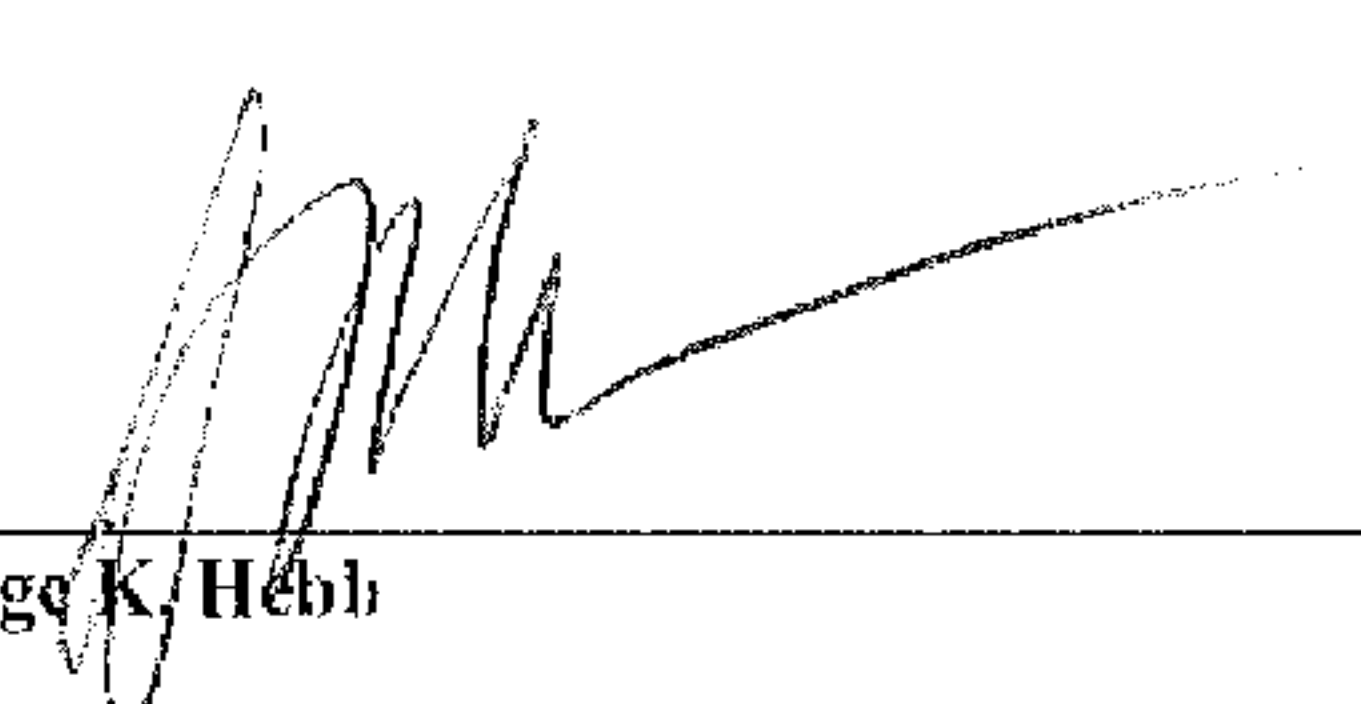
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
PIN#20-1-12-2-001-018.002

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.

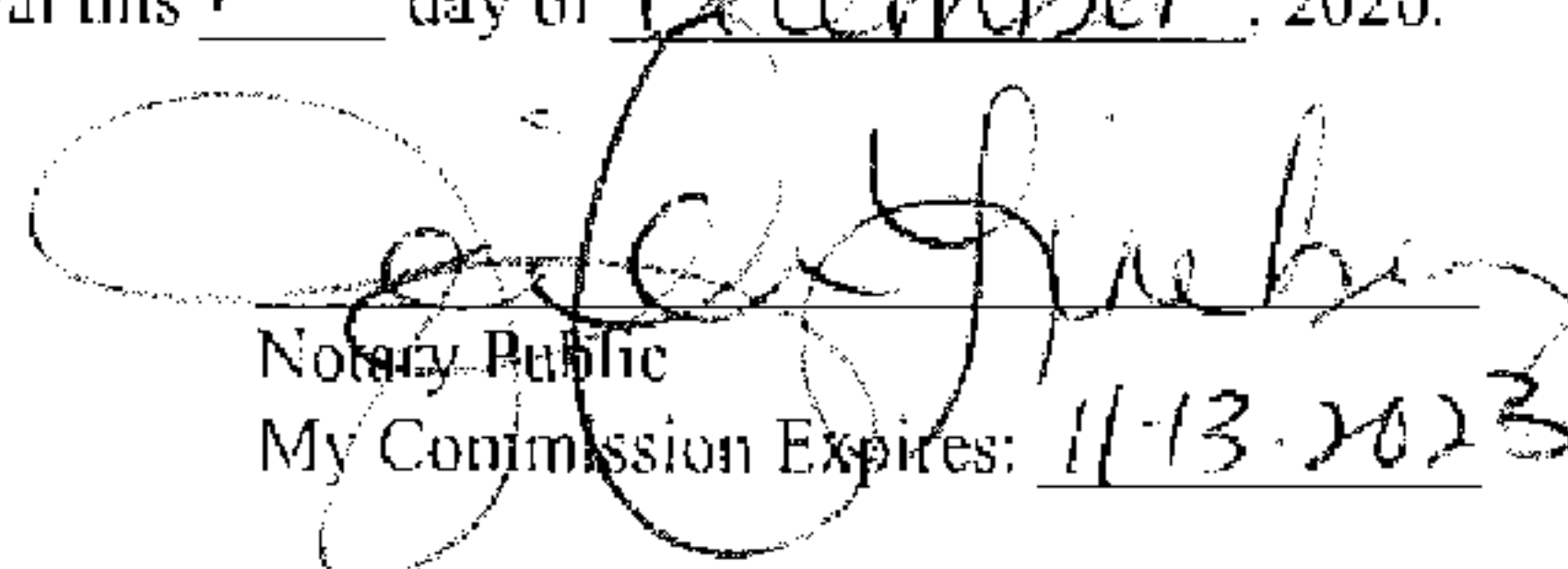
Given under my hand and seal, this 1st day of December, 2020.


George K. Hebb

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jennifer Lineberry, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **George K. Hebb**, 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 1st day of December, 2020.


Notary Public

My Commission Expires: 11-13-2023

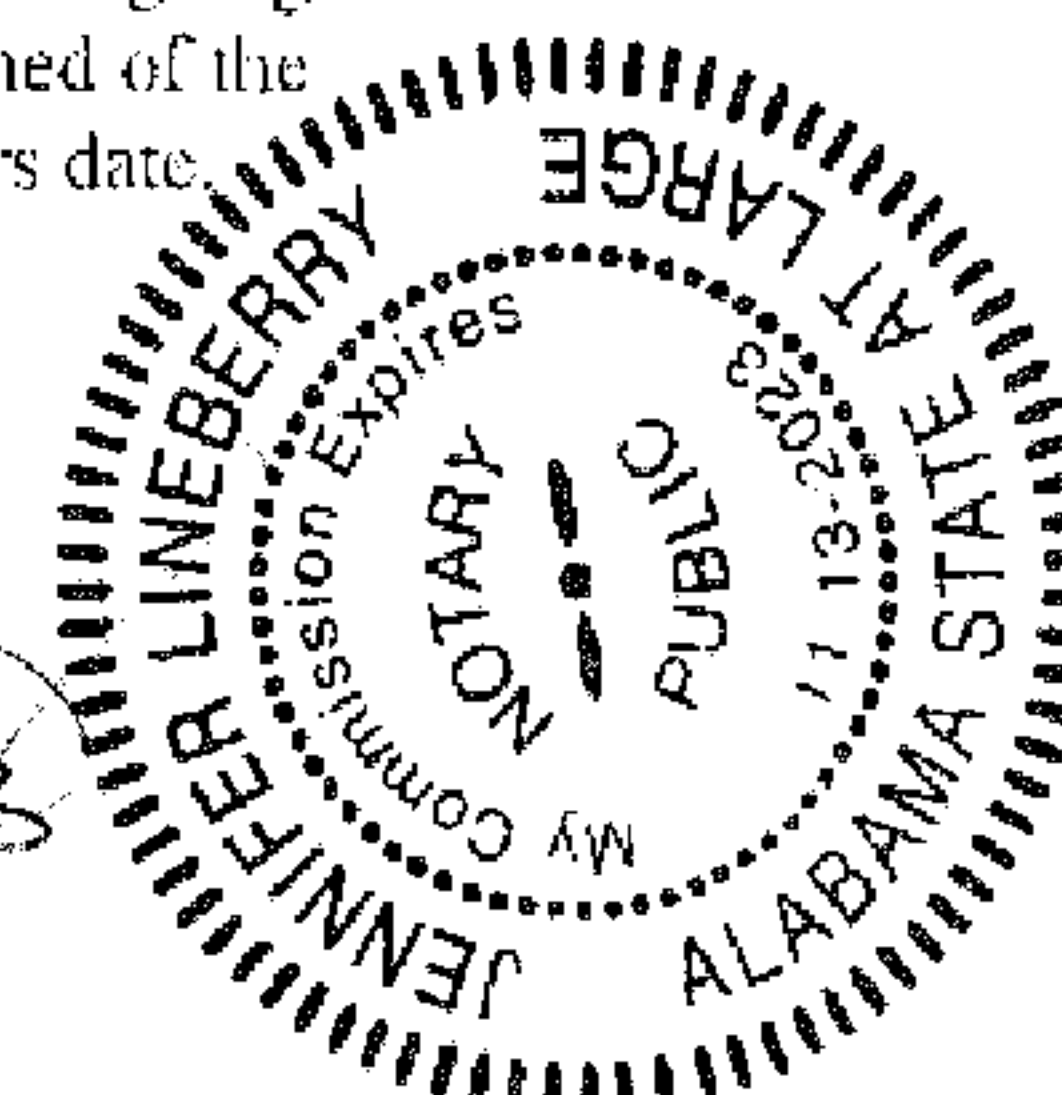


EXHIBIT "A" – LEGAL DESCRIPTION

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°02'05"E for a distance of 862.62'; thence N85°06'30"W for a distance of 434.14'; thence N08°53'50"E for a distance of 595.45'; thence N75°06'05"W for a distance of 501.06' to the Easterly R.O.W. line of South Main Street; thence S23°45'48"W and along said R.O.W. line for a distance of 17.89'; thence S74°18'05"E and leaving said R.O.W. line for a distance of 101.50'; thence S17°41'41"W for a distance of 5.00'; thence S74°19'36"E for a distance of 390.63'; thence S08°54'07"W for a distance of 568.58'; thence N85°06'10"W for a distance of 489.33' to the POINT OF BEGINNING; thence S17°49'18"W a distance of 54.99'; thence N67°51'11"W a distance of 118.61' to the Easterly R.O.W. line of South Main Street; thence N17°41'32"E and along said R.O.W. line a distance of 49.05'; thence S70°43'35"E and leaving said R.O.W. line a distance of 118.42' to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2021 10:03:20 AM
\$36.00 CHERRY
20210408000176500

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name George K Hebb
Mailing Address 2746 Bonwood Hwy
Dora, AL 35062

Grantee's Name Matthew V. Veazey
Mailing Address 13607 Al Hwy 191
Maplesville, AL 36750

Property Address Vacant land
Hwy 61
Wilsonville, AL 35184

Date of Sale December 1, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 7,540.00

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 tax 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 _____

Print Miko T Atchison

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1