

Grantee's Address:
30 2nd Avenue
Sterrett, Alabama 35147

STATE OF ALABAMA,

SHELBY COUNTY.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00) and other valuable consideration, in hand paid to the undersigned by the Grantee herein, the receipt whereof is hereby acknowledged, the undersigned **SHEILA GAIL WALLIS**, a married woman, whose address is 4575 Highway 85, Vincent, Alabama, 35178, hereinafter referred to as Grantor, does hereby remise, release, quit claim, grant, sell and convey unto **BRANDON FINCHER and MISTY FINCHER**, whose address 30 2nd Avenue, Sterrett, Alabama, 35147, hereinafter referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion all of Grantor's right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 31 minutes 00 seconds West a distance of 764.96 feet; thence South 0 degrees 00 minutes 00 seconds East a distance of 9.81 feet to a ½" inch rebar and the point of beginning on the Southerly right-of-way line of Shelby County No. 85; thence North 88 degrees 59 minutes 40 seconds West along said road right-of-way line for distance of 342.25 feet to right-of-way marker and the point of curvature of a tangent curve, concave to the North having a radius of 754.73 feet and central angle of 7 degrees 07 minutes 52 seconds; thence West along said curve, a distance of 93.93 feet to a ½" inch rebar; thence North 89 degrees 31 minutes 00 seconds West a distance of 84.74 feet to a ½ inch rebar; thence South 53 degrees 48 minutes 32 seconds West a distance of 26.42 feet to a concrete right-of-way marker and the intersection of the East right-of-way line of Shelby County Road No 463; thence South 2 degrees 16 minutes 16 seconds West along said road right-of-way line for a distance of 622.59 feet to a ½ inch rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 566.50 feet to an oak tree; thence North 00 degrees 00 minutes 01 seconds West a distance of 3.00 feet to an iron set; thence North 0 degrees 00 minutes 00 seconds East a distance of 620.50 feet to the point of beginning.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

Property street address: 1926 Highway 463, Vincent, AL, 35178.

TO HAVE AND TO HOLD the above described property with the
tenements, hereditaments, appurtenances and improvements thereunto
belonging or in anywise appertaining unto the Grantees, for and during their joint
lives and upon the death of either of them, then to the survivor of them, in fee
simple, and to the heirs and assigns of such survivor forever, together with every
contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor does hereby set her hand and seal on
this the 31 day of March, 2021.

Sheila Gail Wallis
SHEILA GAIL WALLIS (L.S.)

STATE OF ALABAMA,)
Shelby COUNTY.)

I, the undersigned authority, a Notary Public in and for said county, in
said state, hereby certify that SHEILA GAIL WALLIS, a married woman, whose
name is 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, she executed the same voluntarily on this date.

Given under my hand and official seal this 31 day of MARCH
2021.

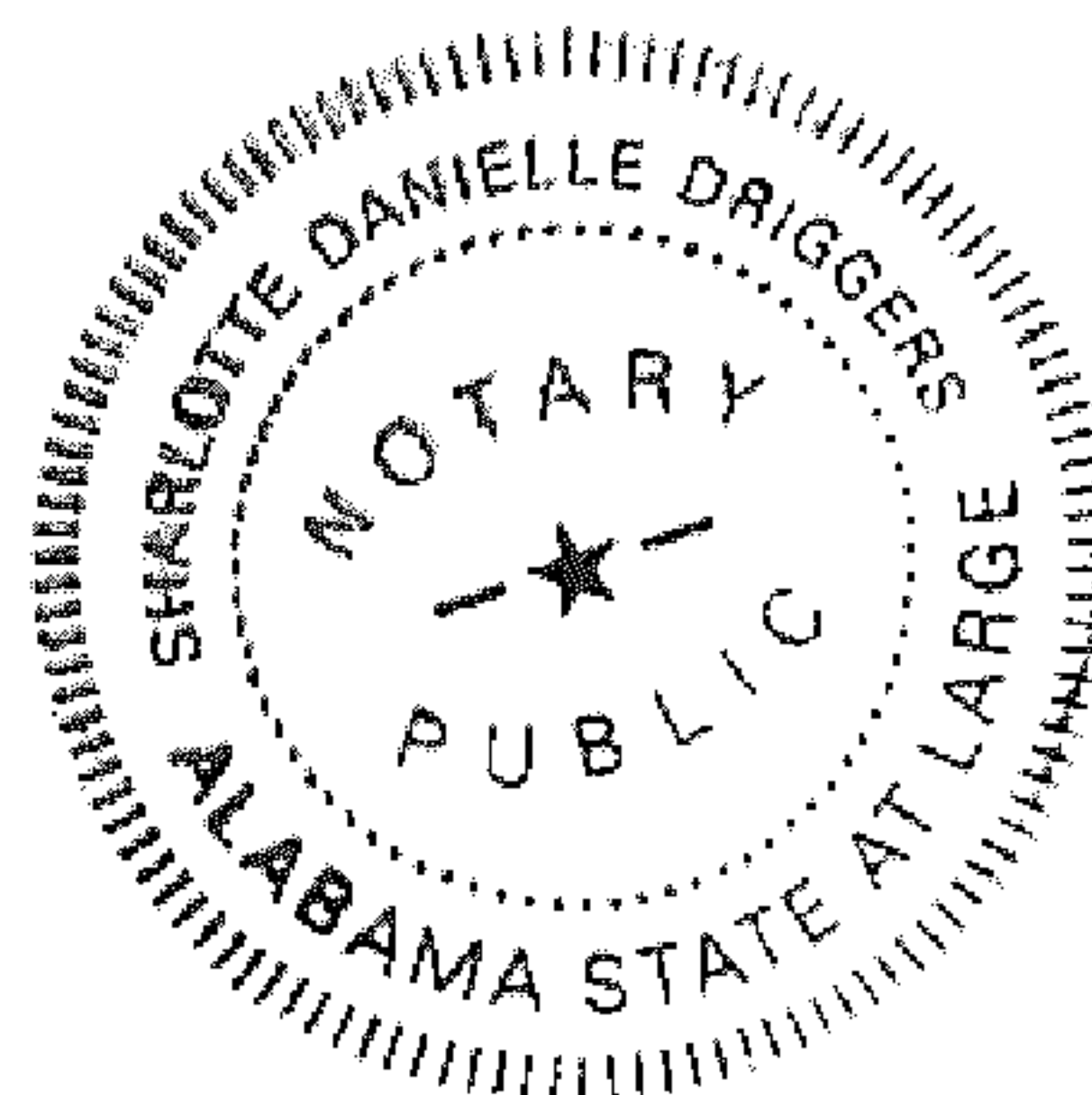
SDTMS81

Notary Public

My Commission Expires: 04-25-21

This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200



Real Estate Sales Validation Form

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

Grantor's Name Sheila Gail Wallis
 Mailing Address 4575 Highway 85
Vincent, AL 35178

Grantee's Name Brandon Fincher & Misty Fincher
 Mailing Address 30 2nd Avenue
Sterrett, AL 35147

Property Address 1926 Highway 463
Vincent, AL 35178

Date of Sale 3-31-2021
 Total Purchase Price \$ 1,000.00

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 X Other Agreement of the parties (Curative Deed)
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 4-12-2021

Print J. Van Wilkins

Unattested

Sanavick

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/20/2021 10:13:04 AM
 \$29.00 JOANN
 20210420000196250

Allen S. Boyd

Form RT-1