

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

After recording, return to:
Claudette D. Salser
9778 Hwy 47
Chelsea AL 35043

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLARS 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, **Janice Marie Patterson, a married woman, Jenny Annette Rich, a married woman, Amy Jane Salser, a single woman, Cindy Lynn Matthews, a single woman, and Jamie Claudette Epperson, a married woman** hereby remises, releases, quit claims, grants, sells, and conveys to ^{JD} **Claudette D. Salser** (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:

All NW ¼ of the SW ¼ of Section 2, Township 20 South, Range 1 West, lying SE of Hwy #47

The above described property constitutes no part of the homestead of the Grantor or her spouse.

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 21st day of April 2021.

Janice Marie Patterson
Janice Marie Patterson

Jenny Annette Rich
Jenny Annette Rich

Amy J. Salser
Amy Jane Salser

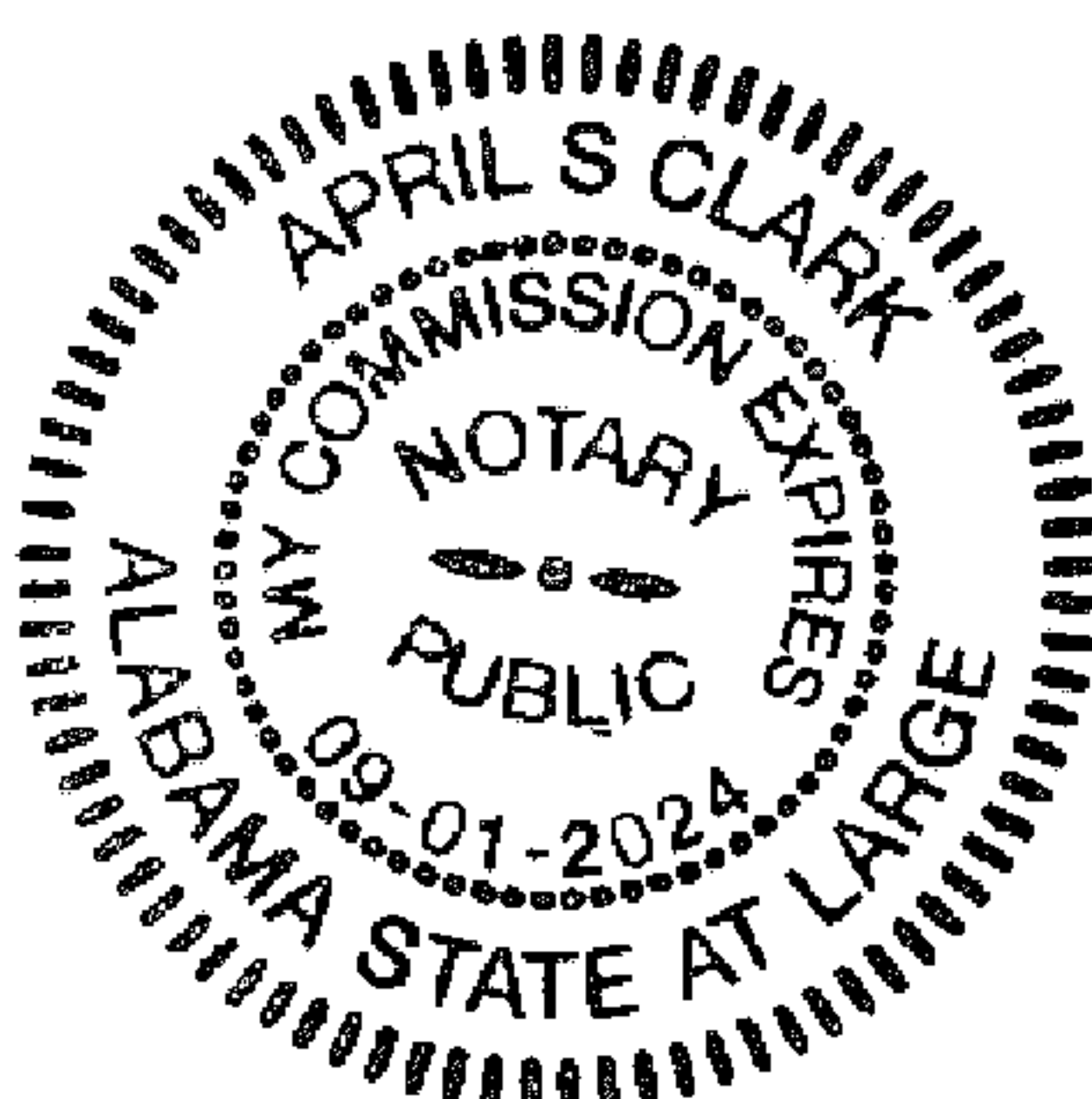
Cindy Lynn Matthews
Cindy Lynn Matthews

Jamie Claudette Epperson
Jamie Claudette Epperson
JD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janice Marie Patterson**, 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.

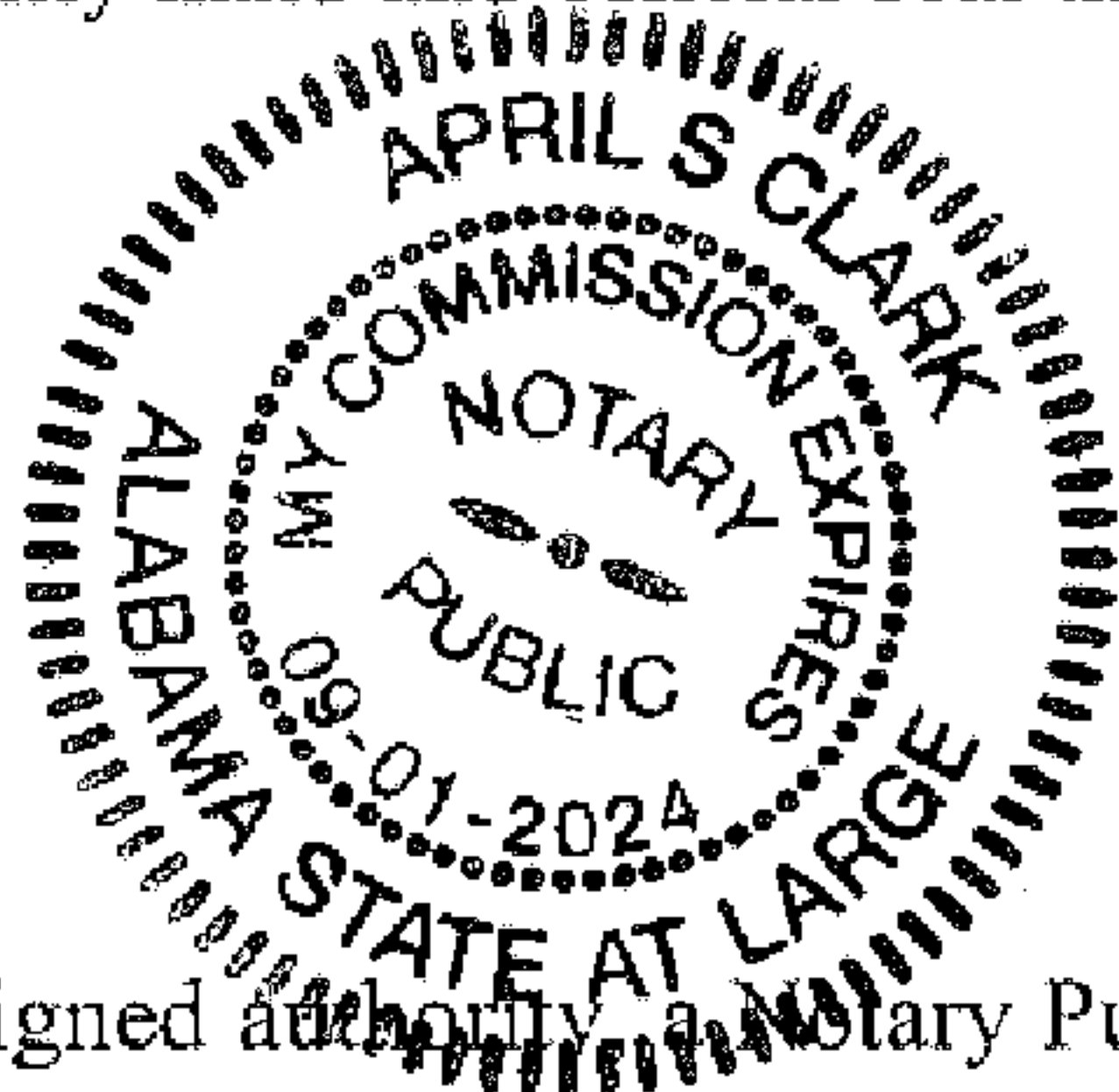
Given under my hand and official seal this 21st day of April 2021.



April Clark
Notary Public
My Commission Expires: 9/1/2024

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jenny Annette Rich**, 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 21st day of April 2021.



April Clark
Notary Public
My Commission Expires: 9/1/2024

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amy Jane Salser**, 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 21st day of April 2021.



April Clark
Notary Public
My Commission Expires: 9/1/2024

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cindy Lynn Matthews**, 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 21st day of April 2021.



April Clark
Notary Public
My Commission Expires: 9/1/2024

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jamie Claudett Epperson**, 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 21st day of April 2021.



April Clark
Notary Public
My Commission Expires: 9/1/2024

Real Estate Sales Validation Form

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

Grantor's Name Jamie Marie Patterson
 Mailing Address Jenny Annette Rich, Cindy Lynn Matthews
Amy Jane Salser, Jamie Claiborne Epperson

Grantee's Name Claudette D. Salser
 Mailing Address 9778 Hwy 47
Chelsea AL
35043

Property Address 9778 Chelsea Rd
Chelsea, AL
35043

Date of Sale 4/21/21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 12,800.00

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 ☐ Appraisal 1/5 tax value
☐ 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 4/21/21 Print Mike T. Atkinson
 Unattested Sign Mike T. Atkinson
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2021 10:24:25 AM
 \$44.00 CHERRY
 20210427000208000

(verified by)

Allen S. Boyd

Form RT-1