

20210707000329800 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/07/2021 04:04:17 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
C. Terry Gregg, Jr.
3801 Trevor S. Phillips Ave
Tuscaloosa, Alabama 35401

Please Send Tax Notice To:
Clifford T. Gregg
164 Albright Farm Road
Montevallo, AL 35115

SOURCE OF TITLE:
Instrument # 20031124000768490

Prepared without examination
of title.

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of five thousand and no/100 DOLLARS (\$5,000.00) to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged as sufficient, **April Nicole Ingram**, a single woman, (herein referred to as GRANTOR) does hereby quitclaim all my interest, marital or otherwise, unto **Clifford T. Gregg** (herein referred to as GRANTEE), their successors and assigns, all my right, title and interest in and to the following described real estate situated in **Shelby County, Alabama** to-wit:

SEE Exhibit "A" attached hereto and incorporated herein by reference as if set out at this point.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7 day of July, 2021.

April Nicole Ingram
April Nicole Ingram,
GRANTOR

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **April Nicole Ingram**, a single 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July, 2021.

Omur O Canse
NOTARY PUBLIC

5-12-24



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EXHIBIT "A"

PARCEL 1:

My undivided one-half interest in and to a lot of land situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 22 South, Range 3 West, more particularly described as follows: Beginning at the SW corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run thence Easterly along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 300 feet; thence North and parallel with the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 250 feet; thence Westerly and parallel with the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 300 feet to the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence Southerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 250 feet to the point of beginning.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements, and reservations of record that apply to the hereinabove described real property.

April Nicole Ingram
April Nicole Ingram,

GRANTOR



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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
Mailing Address

April Nichole Ingram

Grantee's Name
Mailing Address

Terry Gregg

Property Address

8501 Hwy 16
Montevallo, AL
35115

Date of Sale

Total Purchase Price \$ 5000.00

or

Actual Value

\$ 5000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

Deed has sales price on it
\$5000.00

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

July 7, 2021

Unattested

(verified by)

Print

Terry Gregg

Sign

Terry Gregg

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1