

20210722000354750  
07/22/2021 08:42:33 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:

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, **Courtney Hearn**, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Janet Westberg** (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

The described property constitutes no part of the homestead of the Grantor or his spouse, if any.

*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.

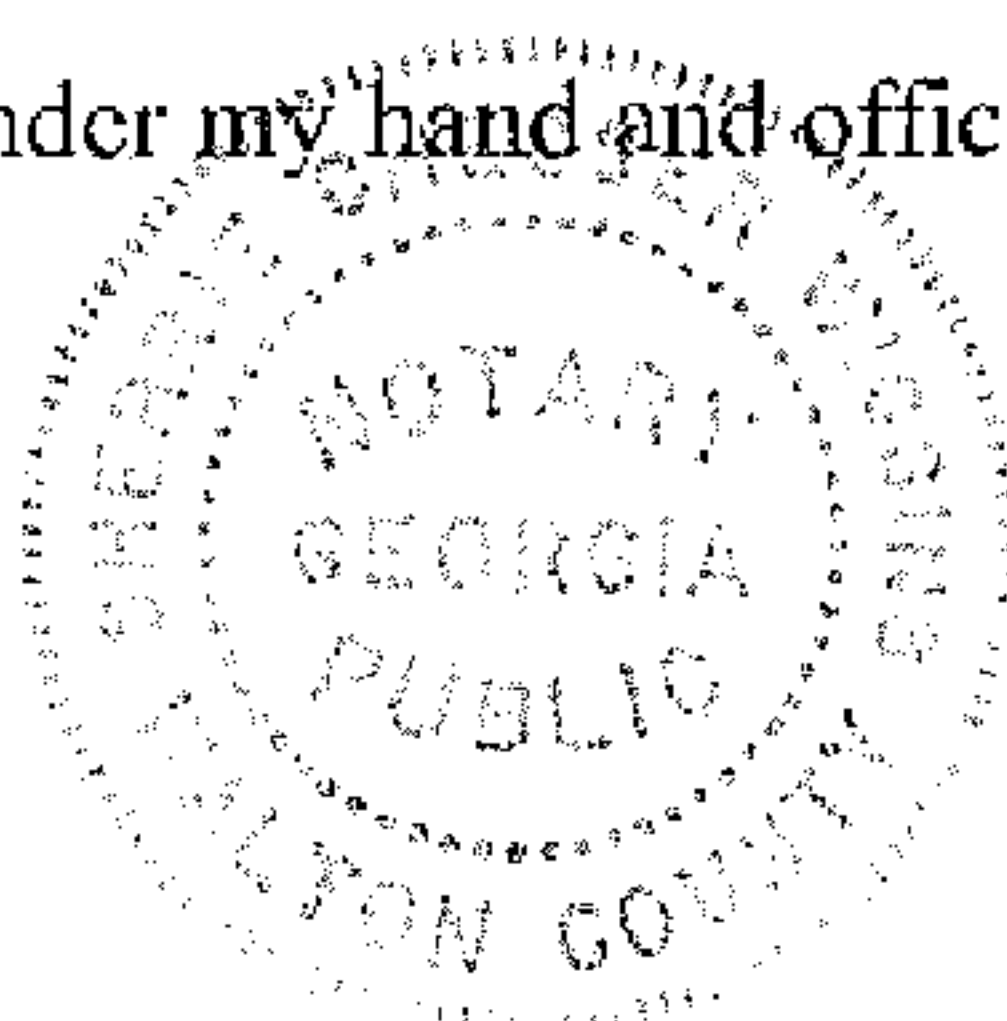
Given under my hand and seal, this 12<sup>th</sup> day of July, 2021.

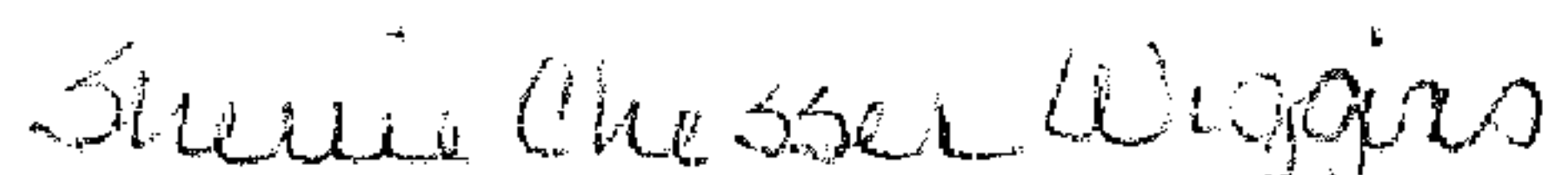
  
Courtney Hearn

STATE OF  
COUNTY OF

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Courtney Hearn** 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 12<sup>th</sup> day of May, 2021.





Notary Public  
My Commission Expires:

SHERRIE CHESSER WIGGINS  
NOTARY PUBLIC  
Walton County  
State of Georgia  
My Comm. Expires October 28, 2021

**EXHIBIT A – LEGAL DESCRIPTION**

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 East of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 7, Township 21 South, Range 2 East; thence North along the East line of said SE 1/4 of the SE 1/4 of said section for a distance of 376.40 feet; thence at an angle to the left of 79 degrees 40 minutes and in a northwesterly direction for a distance of 312.40 feet to the point of beginning; thence at an angle to the left of 10 degrees 24 minutes and in a westerly direction for a distance of 297.30 feet; thence 102 degrees 52 minutes 47 seconds right and run northerly for 196.59 feet; thence 104 degrees 02 minutes 43 seconds right and run southeasterly for 255.74 feet; thence 44 degrees 31 minutes right and run southerly for 80.0 feet to the point of beginning. .  
Situatd in Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Courtney Hearn  
 Mailing Address 100 Baker St  
Rayston Ga  
30062

Grantee's Name Janet Westberg  
 Mailing Address 100 Baker St  
Rayston Ga  
30062

Property Address 2005 Hebb Rd  
Wilsonville, AL  
35186

Date of Sale 7/13/21  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 5000.00

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 Her deeds

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 7/13/21

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/22/2021 08:42:33 AM  
 \$29.00 CHERRY  
 20210722000354750

Allen S. Boyd

Form RT-1