



20210722000355360 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
07/22/2021 11:18:35 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send tax notices to:
James F. Davis
96 Jonesboro Circle
Columbiana, AL 35051

QUITCLAIM DEED

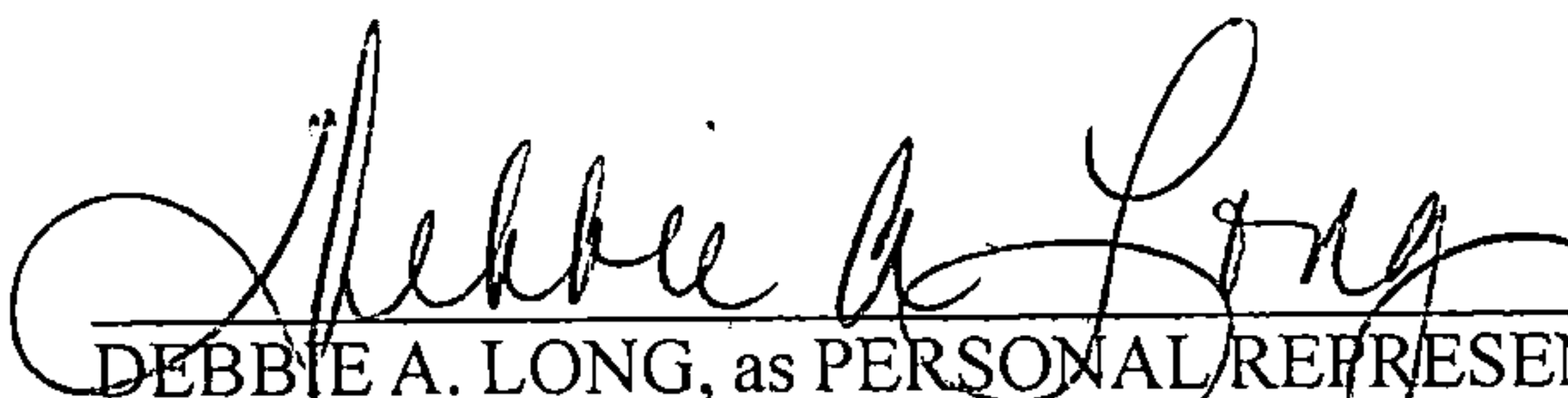
KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and other due, good and valuable consideration to the undersigned grantor, **DEBBIE A. LONG, as PERSONAL REPRESENTATIVE OF THE ESTATE OF CECIL F. DAVIS, Shelby County, Alabama Case No. PR-2019-000596** (hereinafter referred to as the "Grantor") in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor hereby remises, releases, and quitclaims to **JAMES F. DAVIS** (referred to as the "Grantee"), all the right, title, interest, and claim of Grantor in or to the real estate described in Exhibit A attached hereto, situated in Shelby County, Alabama.

By the execution hereof, it is the Grantor's intention to transfer all of the interest of Cecil F. Davis in and to the real estate shown on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, to the said Grantee and to the successors and assigns of Grantee forever.

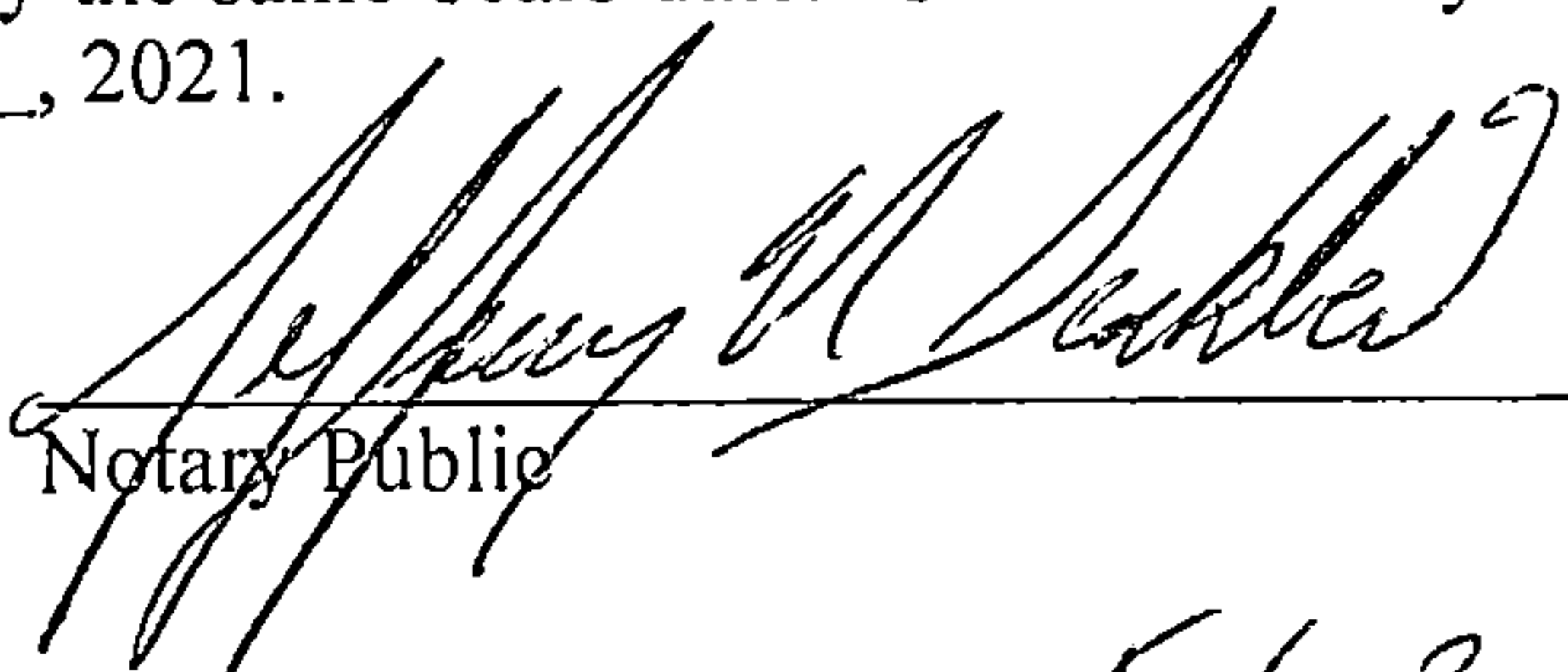
IN WITNESS WHEREOF, the hand and seal of said Grantor is set hereon this the 8th day of July, 2021.

"GRANTOR:"

 [SEAL]
DEBBIE A. LONG, as PERSONAL REPRESENTATIVE
OF THE ESTATE OF CECIL F. DAVIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DEBBIE A. LONG, as PERSONAL REPRESENTATIVE OF THE ESTATE OF CECIL F. DAVIS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily in her capacity of Personal Representative of the Estate of Cecil F. Davis on the day the same bears date. Given under my hand and official seal this 8th day of July, 2021.


Notary Public
My Commission Expires: 5-6-2025

This instrument was prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

Shelby County, AL 07/22/2021
State of Alabama
Deed Tax: \$8.00



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EXHIBIT "A"

Begin at a point on the Eastern Boundary of the Southwest Quarter of the Northeast Quarter of Section 35, Township 21, Range 1 West; which said point of 220 yards North of the Southeast corner of said forty acre tract, and run in a Westerly direction, perpendicular to said Eastern Boundary, 110 yards, to the Point of Beginning of the lot herein conveyed; thence run South 20 yards; thence West 110 yards; thence North 20 yards; thence East 110 yards to the point of beginning.

Also, beginning at the Southwest corner of the Northeast quarter of the Southwest Quarter of the Northeast Quarter of Section 35, Township 21, Range 1 West and running thence East 210 feet; thence North approximately 220 feet to used roadway; thence West along said roadway to West boundary of above said tract; thence South along said boundary to point of beginning.

Real Estate Sales Validation Form

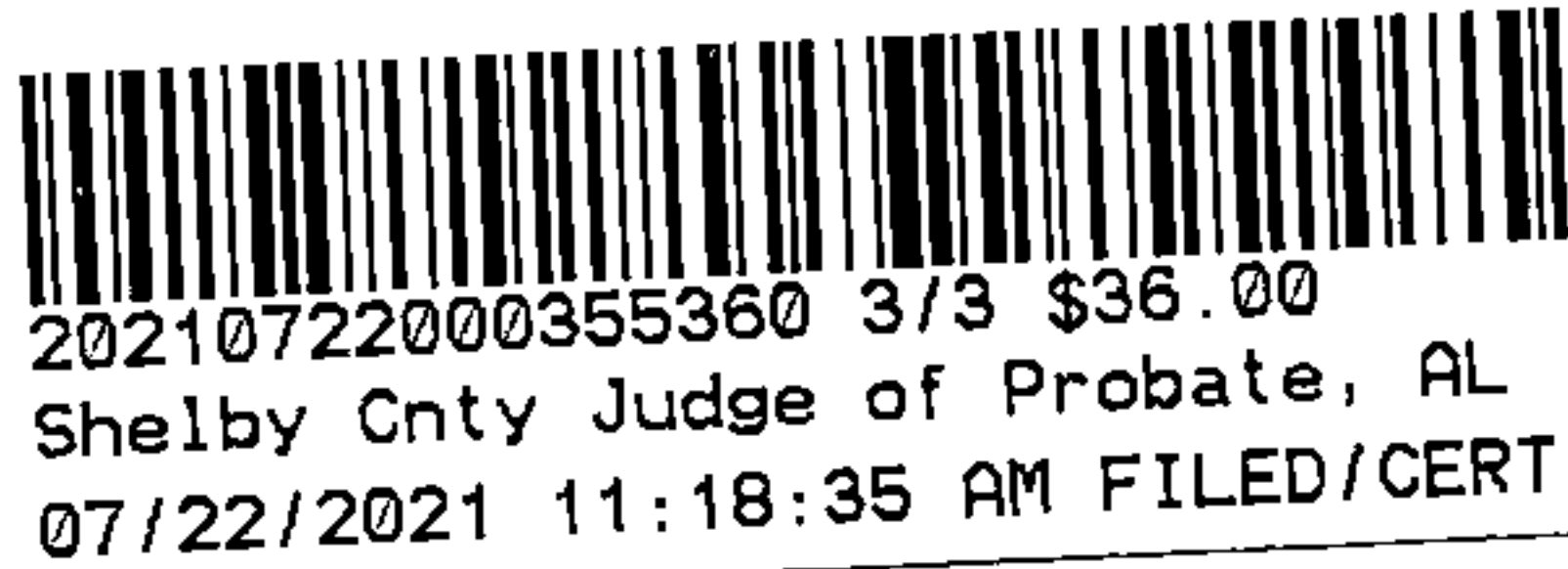
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Cecil F. Davis
Mailing Address 1904 Indian Lake Drive
Birmingham, AL 35242

Grantee's Name James F. Davis
Mailing Address 100 Jonesboro Circle
Columbiana, AL 35051

Property Address 96 Jonesboro Circle
Columbiana, AL 35051

Date of Sale July 8, 2021
Total Purchase Price \$ 8,000.00



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 ☐ 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 7-8-2021

Print Jeffrey N. Senkbeil

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1