



20210723000357200 1/3 \$97.50  
Shelby Cnty Judge of Probate, AL  
07/23/2021 09:31:50 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
Hayes D. Brown  
Attorney at Law  
P.O. Box 530243  
Birmingham, Alabama 35253

SEND TAX NOTICE TO:  
Estate of Jadie A. Brown, Jr.  
2280 Salem Road  
Montevallo AL 35115

**QUIT CLAIM DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Micky J. Hardy Jr. an unmarried man and Micky J. Hardy Sr. a married man** releases, quitclaims, bargains and sells to **The Estate Of Jadie A. Brown, Jr.** (hereinafter called GRANTEE) all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

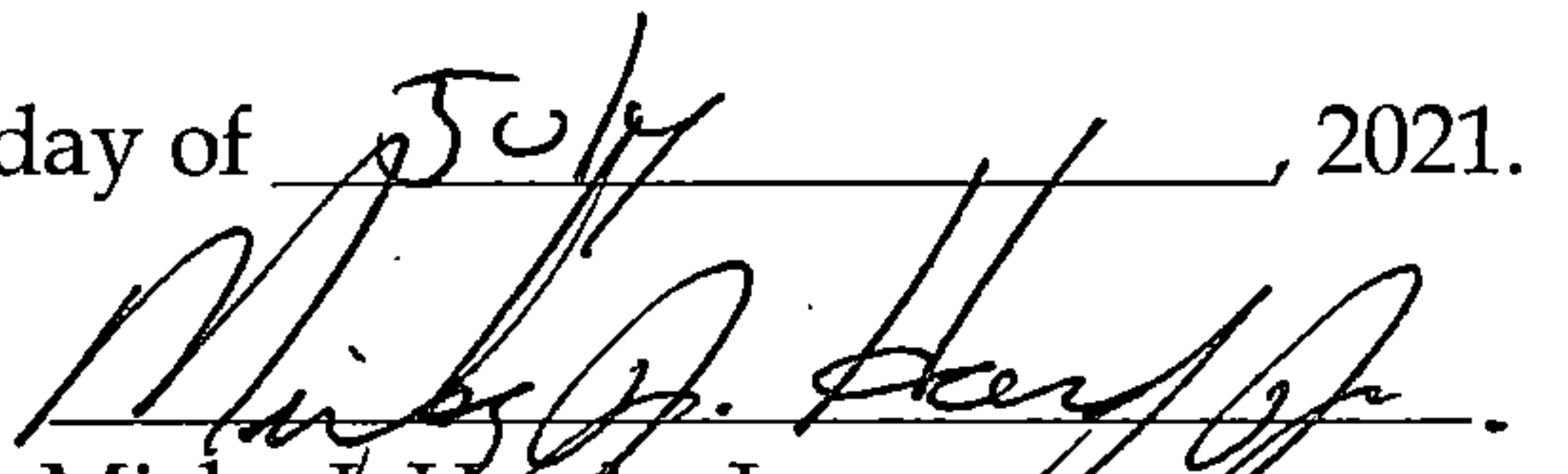
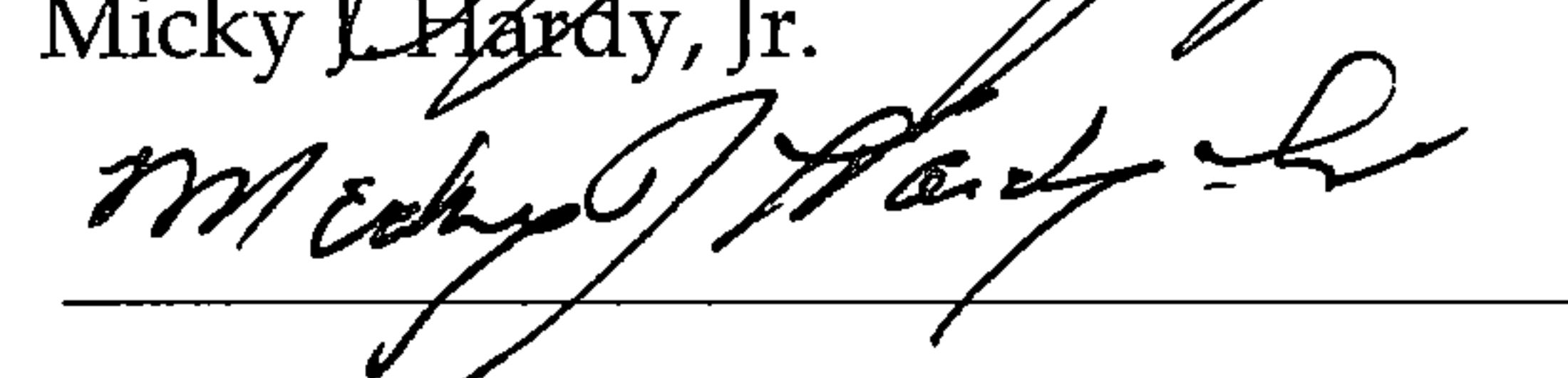
Begin at the NW corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 21, Township 22 South, Range 3 West, and go southwardly along the West border of same 596.06 feet; thence at an angle of 87 degrees 38 minutes 30 seconds to the left 365.64 feet; thence at an angle of 0 degrees 57 minutes to the left 420.82 feet to point of beginning; thence continue in the same straight line 335 feet; thence at an angle of 90 degrees right 260 feet; thence at an angle of 90 degrees to the right 335 feet; thence at an angle of 90 degrees to right 260 feet to the point of beginning.

This conveyance is intended to convey all of the interest of the Grantors in the subject property, including a termination of the right of first refusal in Inst. No. 1994-15463, Probate Office, Shelby County, Alabama.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS  
NO TITLE OPNION GIVEN BY THE PREPARER

TO HAVE AND TO HOLD to the said GRANTEE forever

Given under our hand and seal, this 20<sup>th</sup> day of July, 2021.

  
Micky J. Hardy, Jr.  


Shelby County, AL 07/23/2021  
State of Alabama  
Deed Tax: \$69.50

Micky J. Hardy, Sr.

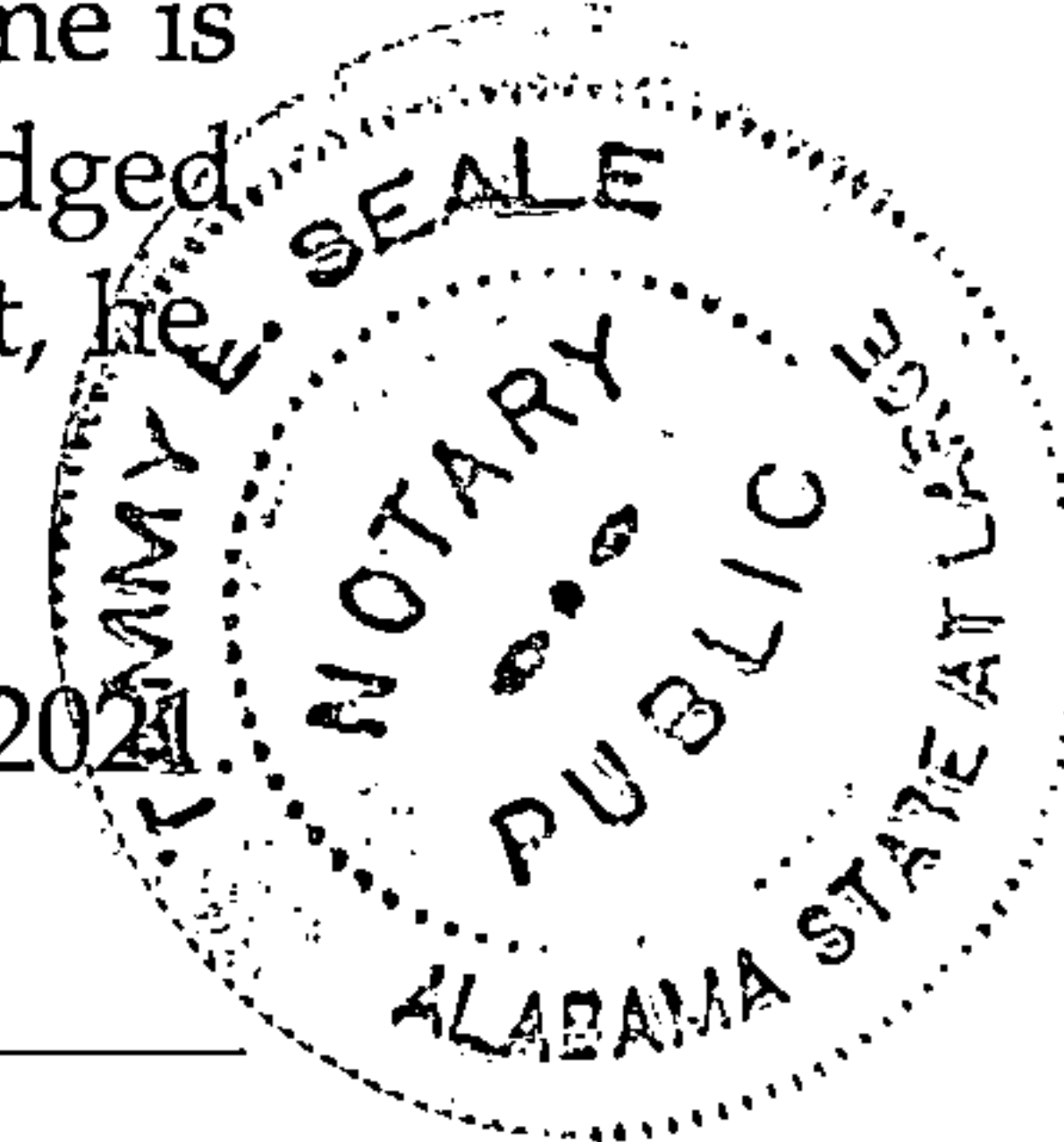
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Micky J. Hardy, Jr. an unmarried man 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 20<sup>th</sup> day of July, 2021.

Jimmy L. Seale  
Notary Public

My Commission Expires: 09-09-2023



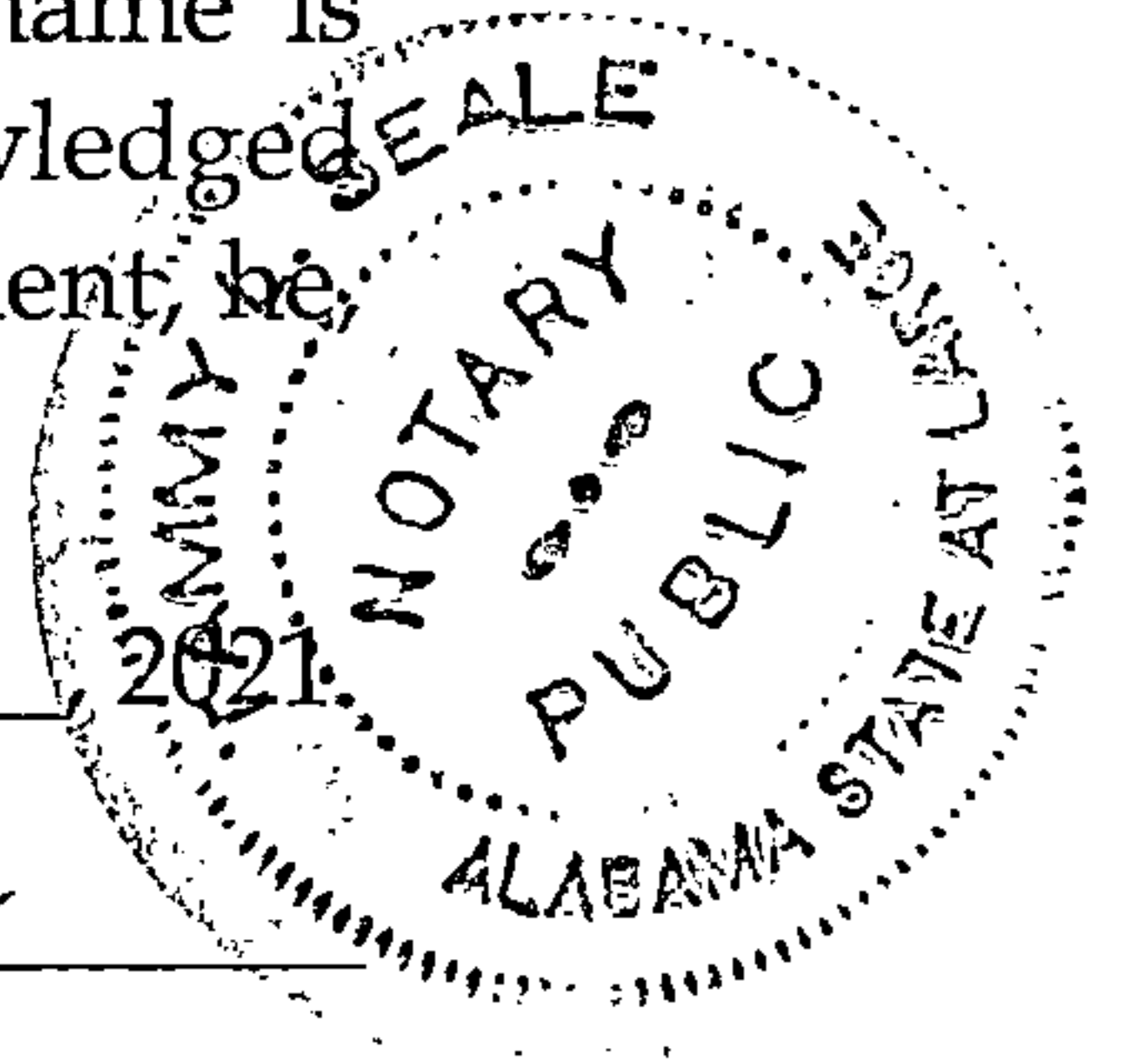
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Micky J. Hardy, Sr., a married man 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 20<sup>th</sup> day of July, 2021.

Jimmy L. Seale  
Notary Public

My Commission Expires: 09-09-2023





# Real Estate Sales Validation Form

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

Grantor's Name Mickey J Hardy Jr and  
Mailing Address Mickey J Hardy Sr  
129 King Valley Road / PO Box 801  
Pelham, AL 35124

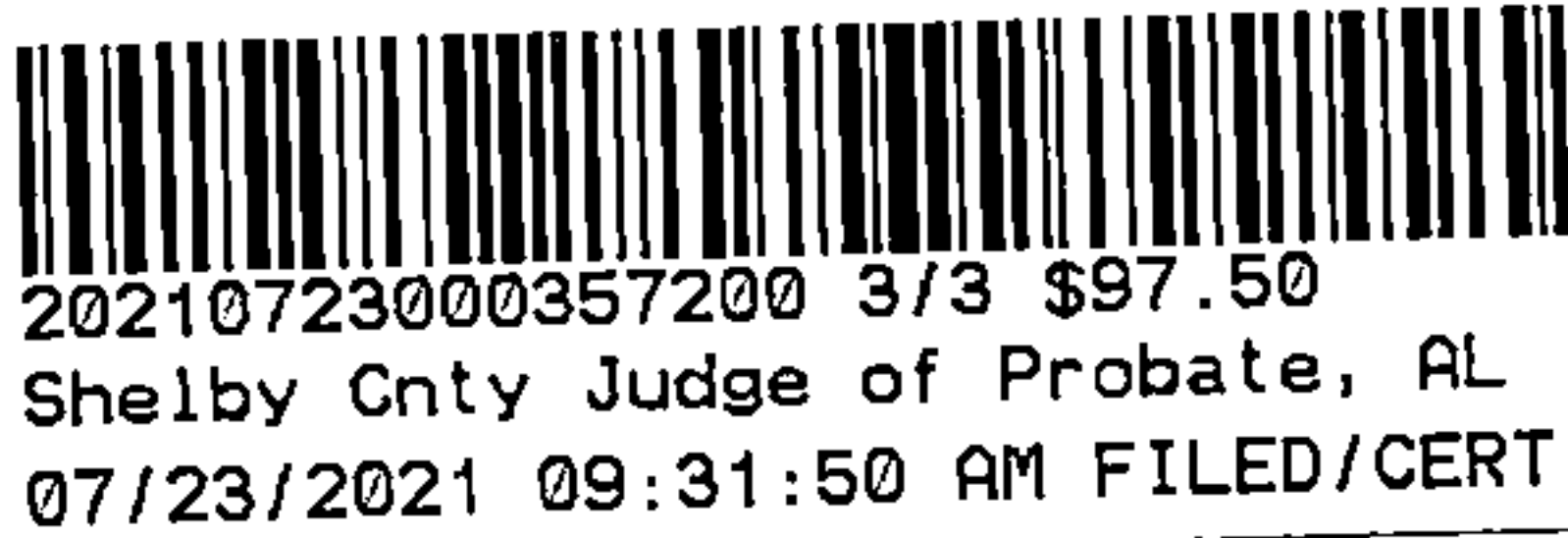
Grantee's Name Estate of Jack A Brown Jr  
Mailing Address 2280 Salem Road  
Montevallo, AL 35115

Property Address 510 Overland Road  
Montevallo, AL 35115

Date of Sale 7/20/21  
Total Purchase Price \$ 12500.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 69130.00



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

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 7/23/21

Print Paul B Brown Agent

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1