



20210727000363130 1/4 \$90.00
Shelby Cnty Judge of Probate, AL
07/27/2021 03:02:09 PM FILED/CERT

This instrument was prepared by:

SEND TAX NOTICE TO:

Deborah A. Gregory
CRITTENDEN PARTNERS, P.C.
1 Independence Plaza, Suite 30
Birmingham, Alabama 35209

Belva Wright
16711 Highway 55
Sterrett, AL 35147

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF ~~Jefferson~~)
 mw Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **MICHAEL L. WRIGHT** and **BELVA H. WRIGHT**, a married couple who have filed for divorce and entered into an agreement, hereby remises, releases, quit claims, grants, sells, and conveys to **BELVA H. WRIGHT** (hereinafter called Grantee), all their right, title, interest and claim in or to the real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the NW ¼ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the NW ¼ of Section 30, Township 18 South, Range 2 East; thence run Easterly along the South line of said ¼ - ¼ a distance of 800.0 feet, more or less, to a point on the westerly right of way of Shelby County Highway #55, said point being the Point of Beginning; thence North 31 degrees 30 minutes 00 seconds East along said right of way a distance of 541.8 feet; thence leaving said right of way North 79 degrees 07 minutes 59 seconds West a distance of 452.16 feet; thence south 00 degrees 44 minutes 26 seconds east a distance of 538.64 feet to the South line of said ¼ - ¼; thence South 86 degrees 47 minutes 51 seconds East a distance of 154.23 feet to the point of beginning. According to the survey of William D. Callahan, Jr., dated March 10, 2008.

Being the same property conveyed by Warranty Deed.

GRANTOR: Roderick Johnson and Roderick G. Johnson, a married man
GRANTEE: Michael Wright and Belva H. Wright, as Joint Tenants with Right of Survivorship
DATED: 3/28/2008
RECORDED: 4/17/2008
BOOK-PAGE/DOC NO.: 20080417000156520

ADDRESS: 16711 Highway 55, Sterrett, Alabama 35147

TAX ID NO: 05 9 30 0 001 047.000
 05 9 30 0 001 047.001
 05 9 30 0 001 048.000
 05 9 30 0 001 049.01



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This conveyance was made pursuant to the Final Judgment of Divorce and incorporated Agreement in Case No. DR-2021-900092 in the Circuit Court of Shelby County, Alabama.

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 20th day of July, 2021.

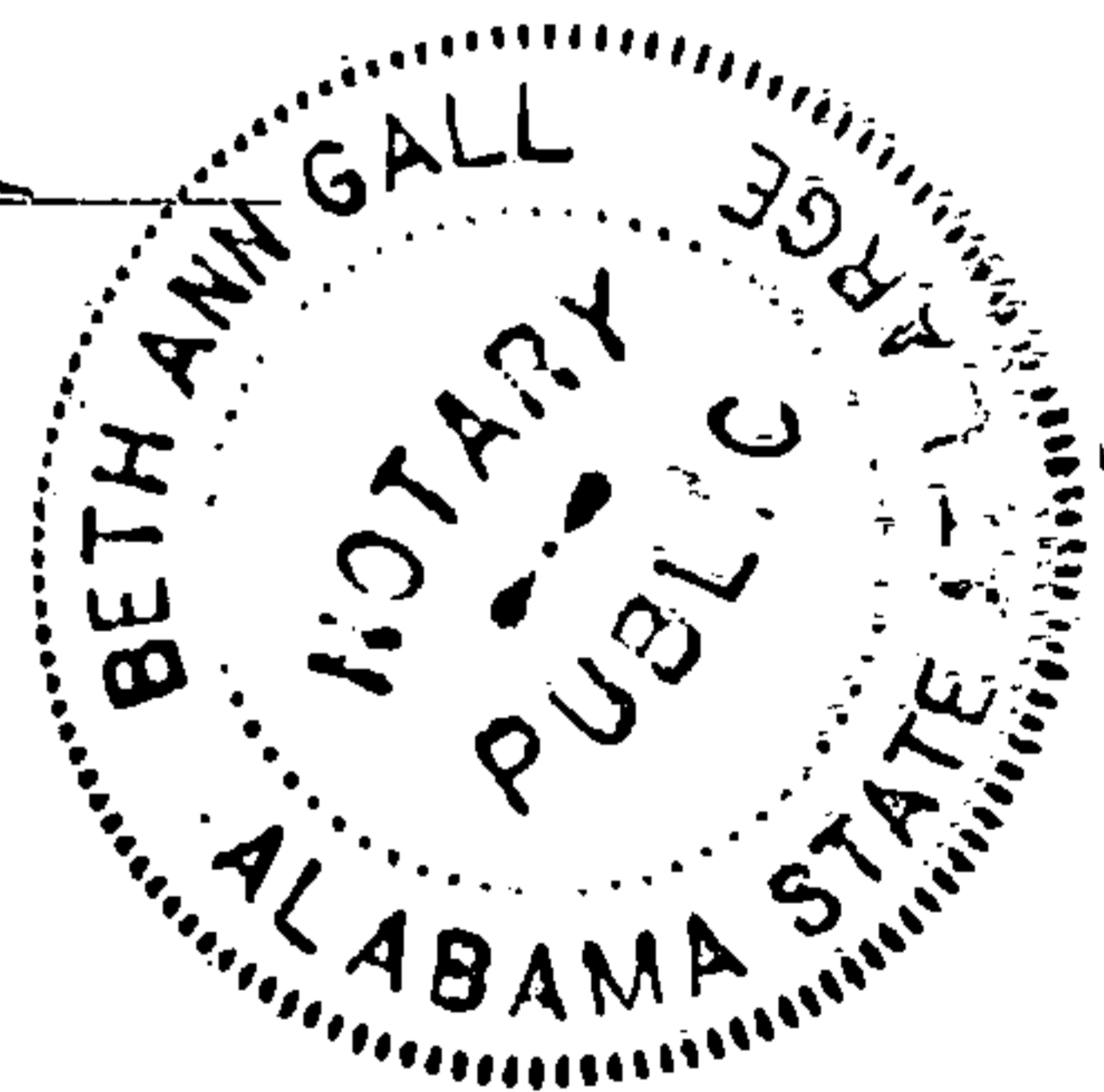
Michael L. Wright
MICHAEL L. WRIGHT (SEAL)

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL L. WRIGHT, a married man, 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 20th day of July, 2021.

Beth Ann Gall
NOTARY PUBLIC
My Commission Expires: 03/27/22





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Belva H. Wright

BELVA H. WRIGHT

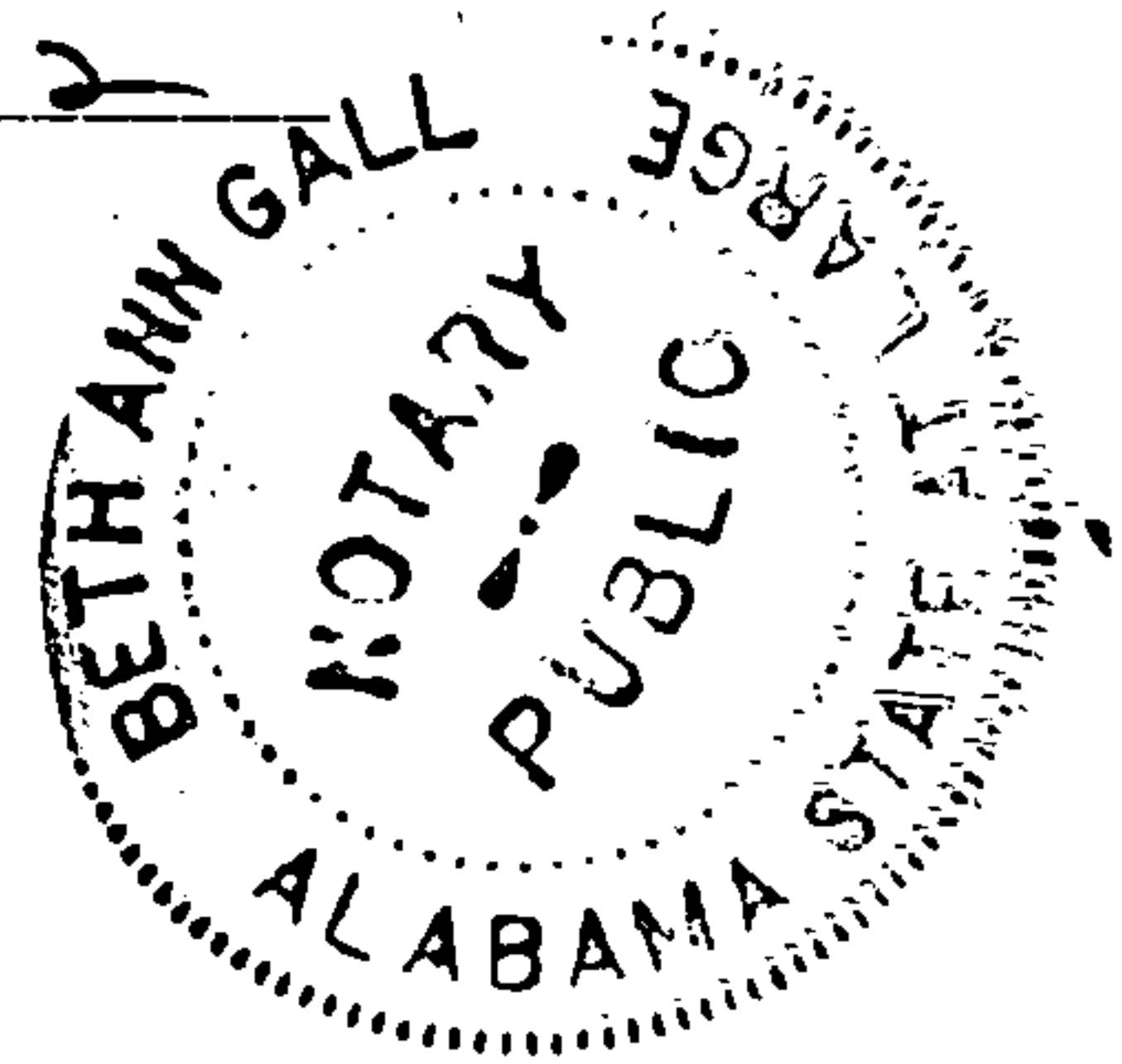
STATE OF ALABAMA)
_____ COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BELVA H. WRIGHT, a married 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of July, 2021.

Beth Ann Gall

NOTARY PUBLIC
My Commission Expires: 03/27/22



Real Estate Sales Validation Form

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

Grantor's Name Belva H Wright / Michael L Wright Mailing Address 16711 Highway 55 Sterrett, AL 35147 Grantee's Name Belva H Wright Mailing Address 16711 Highway 55 Sterrett, AL 35147

Property Address 16711 Highway 55 Sterrett, AL 35147

Date of Sale Total Purchase Price \$ or Actual Value \$ or Assessor's Market Value \$ 117,160.00

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 58,580 (half)

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 7/27/2021 Unattested

Print Belva H. Wright Sign Belva H. Wright (Grantor/Grantee/Owner/Agent) circle one

