

20210810000389320
08/10/2021 02:45:59 PM
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:

Leigh Williams
317 Hwy 473
Columbiana, AL 35051

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

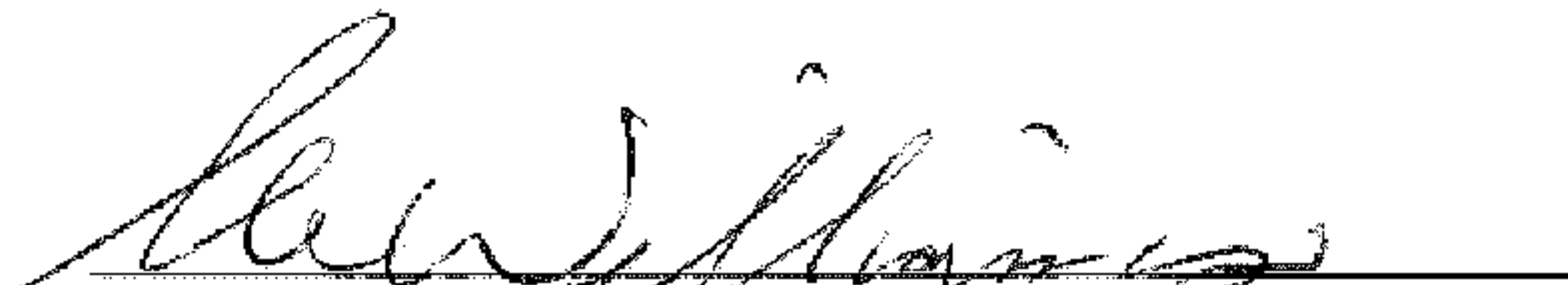
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Richard G. Williams**, a **single** man, hereby remises, releases, quit claims, grants, sells, and conveys to **Leigh Williams** (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" - LEGAL DESCRIPTION

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.

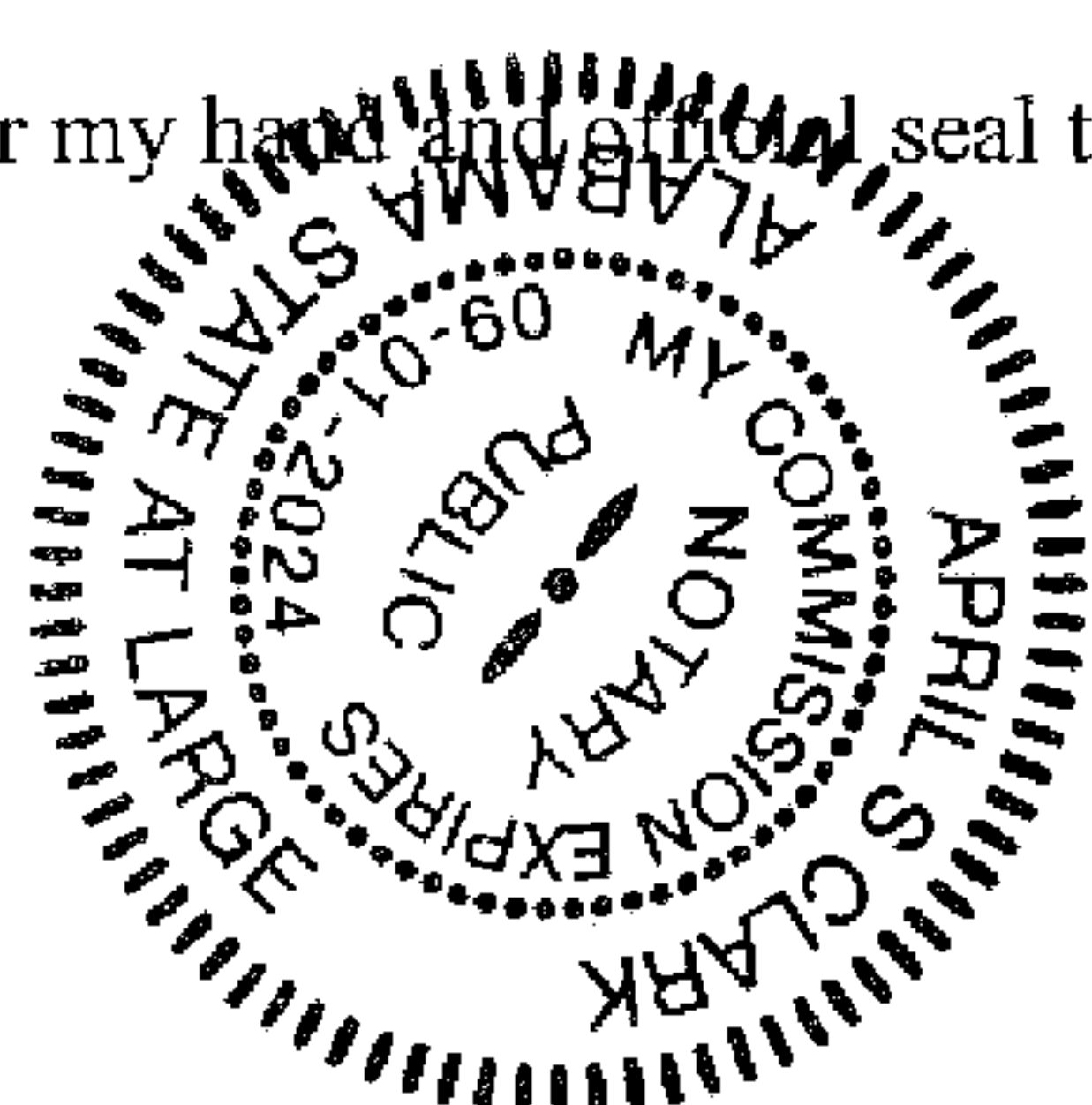
Given under my hand and seal, this 10th day of August, 2021.


Richard G. Williams

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard G. Williams** 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 10th day of August, 2021.





Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West and run northerly along the West boundary line of said Section 25, a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run a distance of 205.26 feet to a rebar found in place; thence turn an angle of 61 degrees 37 minute 07 seconds to the right and run a distance of 275.10 feet to a rebar found in place; thence turn an angle of 96 degrees 01 minute 18 seconds to the right and run a distance of 170.80 feet to a point on the East right of way line of County Highway 47; thence turn an angle of 91 degrees 41 minutes 00 seconds to the left and run in a southeasterly direction along said right of way line for a distance of 60.03 feet to a rebar set, said point being the point of beginning of the parcel herein described; thence continue along the same line of direction along said right of way for a distance of 33.67 feet to a point, being the point of beginning of a curve along said right of way; thence continue in a southeasterly direction along said right of way along a curve to the left, having a radius of 2834.79 feet and central angle of 5 degrees 04 minutes for an arc distance of 250.68 feet to the point of ending of said curve; thence continue in a southeasterly direction along said right of way along a tangent section for a distance of 15.35 feet to the axle found in place; thence turn an angle of 62 degrees 18 minutes 08 seconds to the left and leaving said right of way run easterly a distance of 179.80 feet to an iron set; thence turn an angle of 113 degrees 29 minutes 39 seconds to the left and run a distance of 363.45 feet to an iron set; thence turn an angle of 87 degrees 27 minutes 13 seconds to the left and run a distance of 173.01 feet to the point of beginning. Said parcel is lying in the SW ¼ of the SW ¼, Section 25, Township 21 South, Range 1 West and the NW ¼ of NW ¼, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk 20210810000389320 08/10/2021 02:45:59 PM QCDEED 3/3

Shelby County, AL
08/10/2021 02:45:59 PM
\$212.50 BRITTANI
20210810000389320

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Richard G Williams</u>	Grantee's Name	<u>Leigh Williams</u>
Mailing Address	<u>Columbiana, AL</u> <u>35051</u>	Mailing Address	<u>317 Hwy 473</u> <u>Columbiana, AL</u> <u>35051</u>
Property Address	<u>317 Hwy 473</u> <u>Columbiana, AL</u> <u>35051</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>1/2 value 184,500</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Per divorce DR-2021-900348</u>
<input type="checkbox"/> 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 _____	Print <u>Richard G. Williams</u>
Unattested _____	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one