

This instrument was prepared by:
John E. Medaris, Esq
230 Bearden Road
Pelham, Alabama 35124

****TITLE NOT EXAMINED****

QUITCLAIM 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, **JERRY WAYNE BARCLAY** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **ANDREA KAY BARCLAY (PITTS)** (hereinafter called Grantee), all of his right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

A parcel of land lying in the Southwest ¼ of the Southeast ¼ of Section 9, Township 21 South, Range 2 West in Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the above said 1/4-1/4; thence go northerly along the West line of said 1/-1/4 for a distance of 266.30 feet to an iron pin found; thence turn an angle right of 110 degrees 29 minutes 26 seconds and go Easterly for a distance of 4.00 feet to an iron pin set, said point being the point of beginning of the following described parcel: thence continue along the last course for a distance of 309.79 feet to an iron pin found, said point lying on the Westerly right of way of Camp Branch Circle: then turn an angle right of 105 degrees 30 minutes 00 seconds and go Southwesterly and along said right of way for a distance of 204.48 feet to an iron pin found; thence turn an angle right of 56 degrees 58 minutes 15 second and leaving said right of way go Westerly for a distance of 174.00 feet to an iron pin found: thence turn an angle right of 87 degrees 50 minutes 51 seconds and go Northerly for a distance of 264.87 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 17th day of June, 2021.


JERRY WAYNE BARCLAY



20210913000444410 2/3 \$114.00
Shelby Cnty Judge of Probate, AL
09/13/2021 11:53:37 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

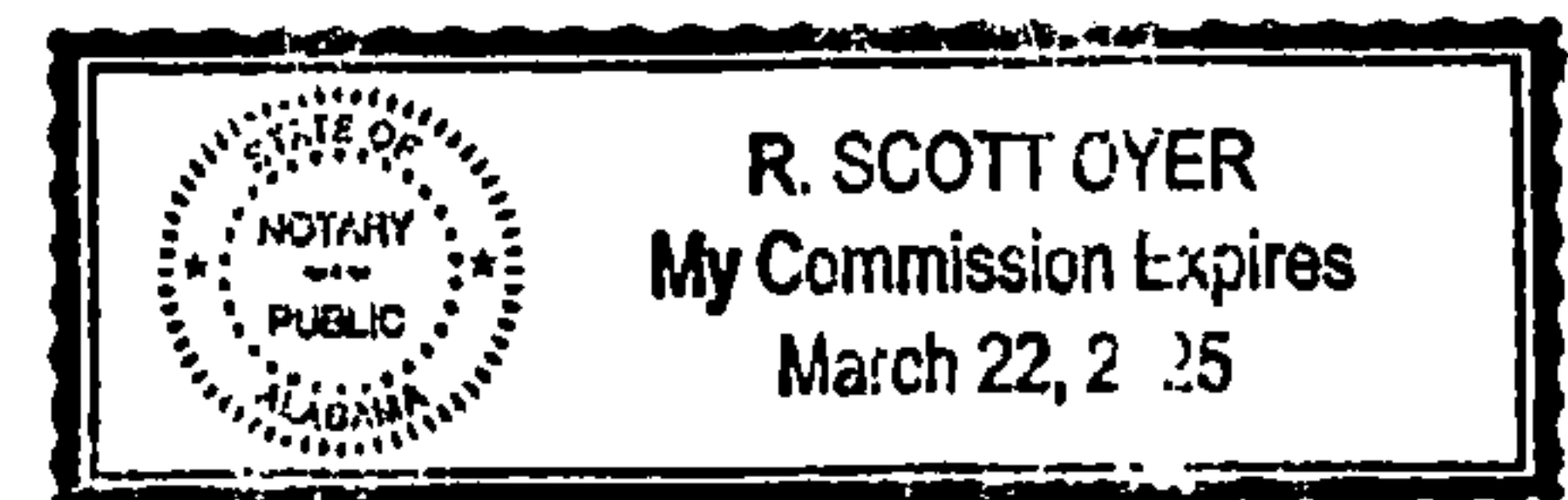
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JERRY WAYNE BARCLAY** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 17th day of June, 2021.

R. Scott Oyer

Notary Public

Commission Expires: _____





20210913000444410 3/3 \$114.00
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Real Estate Sales Validation Form

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

Grantor's Name

Jerry Barclay

Mailing Address

645 Camp Br. Circle
Alabaster AL 35007

Grantee's Name

Andrea Pitts

Mailing Address

114 Saddle Lake Drive
Alabaster AL 35007

Property Address

645 Camp Branch Circle
Alabaster AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

171,780

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

1/2 interest 85,890

per Divorce

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

9/13/2021

Print

Andrea Pitts

Sign

Andrea Pitts

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1