



20210920000455720 1/3 \$84.00
Shelby Cnty Judge of Probate, AL
09/20/2021 10:00:05 AM FILED/CERT

This instrument was prepared by:
John E. Medaris, Esq

****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 considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JENNIFER C. RICHARDS** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **PHILIP RICHARDS AND LORI RICHARDS** (hereinafter called Grantees), all of her right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

TWO PARCELS OF LAND SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCE AT THE NW CORNER OF SAID SECTION, TOWNSHIP AND RANGE, THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 440.52 FEET; THENCE 80 DEG. 55 MIN. LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 155.0 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF OLD TUSCALOOSA ROAD; THENCE 17 DEG. 13 MIN. LEFT IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 75.76 FEET; THENCE 98 DEG. 08 MIN. RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 100.0 FEET; THENCE 81 DEG. 52 MIN. RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 75.76 FEET; THENCE 98 DEG. 08 MIN. RIGHT IN A NORTHERLY DIRECTION A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

PARCEL II

COMMENCE AT THE NW CORNER OF SAID SECTION, TOWNSHIP AND RANGE, THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 440.52 FEET; THENCE 80 DEG. 55 MIN. LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 155.0 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF OLD TUSCALOOSA ROAD; THENCE 17 DEG. 13 MIN. LEFT IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 75.76 FEET; THENCE 98 DEG. 08 MIN. RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 30.20 FEET; THENCE 90 DEG. 49 MIN. 07 SEC. RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 75.05 FEET; THENCE 89 DEG. 10 MIN. 28 SEC. RIGHT IN A NORTHERLY DIRECTION A DISTANCE OF 18.40 FEET; THENCE 81 DEG. 52 MIN. RIGHT A DISTANCE OF 75.76 FEET TO THE POINT OF BEGINNING.

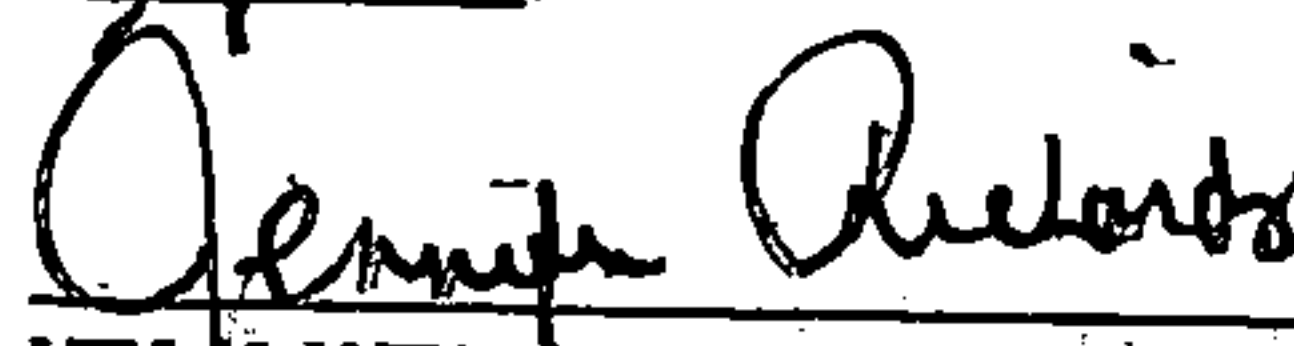
Shelby County, AL 09/20/2021
State of Alabama
Deed Tax: \$56.00



20210920000455720 2/3 \$84.00
Shelby Cnty Judge of Probate, AL
09/20/2021 10:00:05 AM FILED/CERT

TO HAVE AND TO HOLD to said Grantee forever.

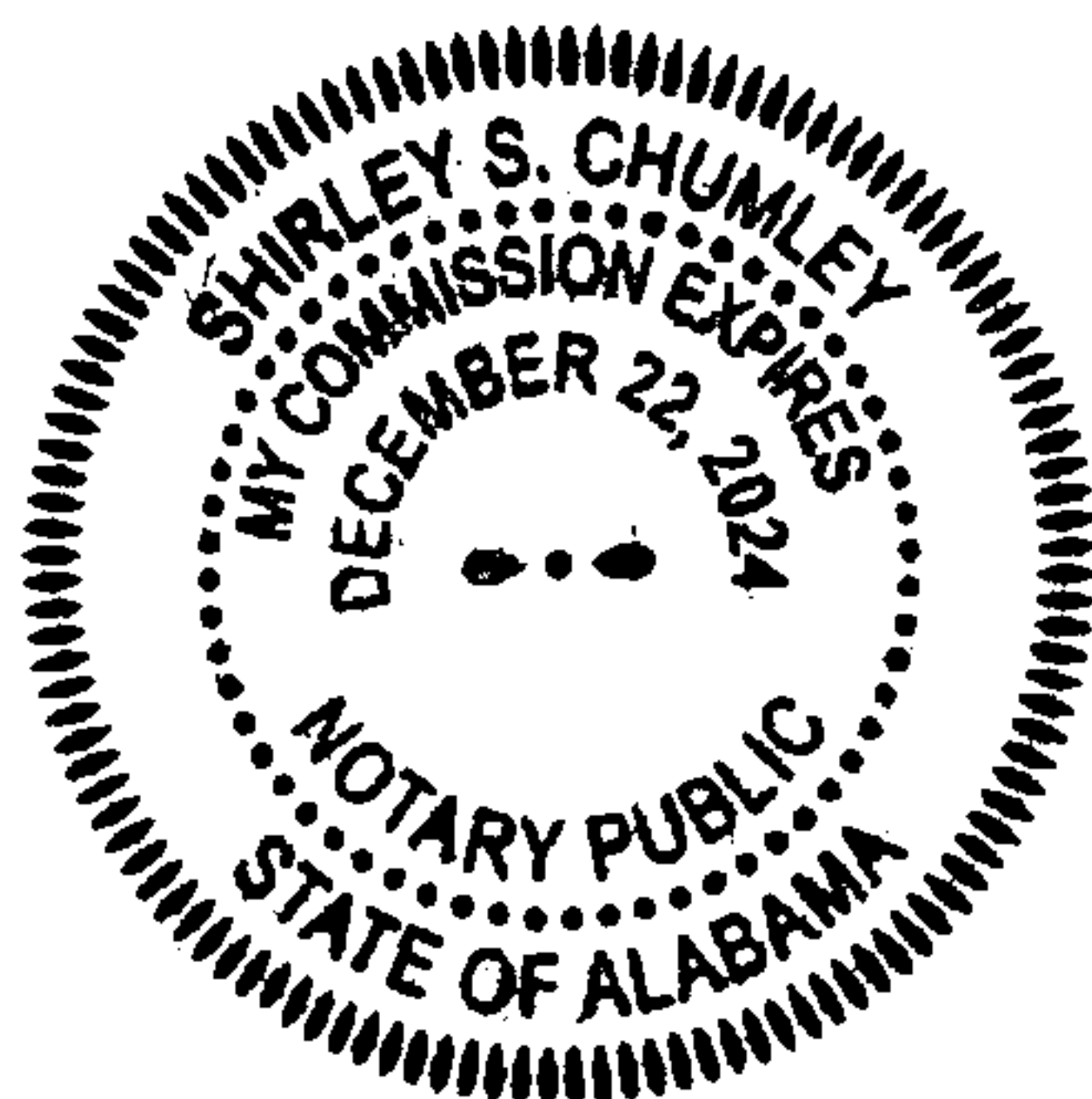
Given under my hand and seal, this 17th day of September 2021.

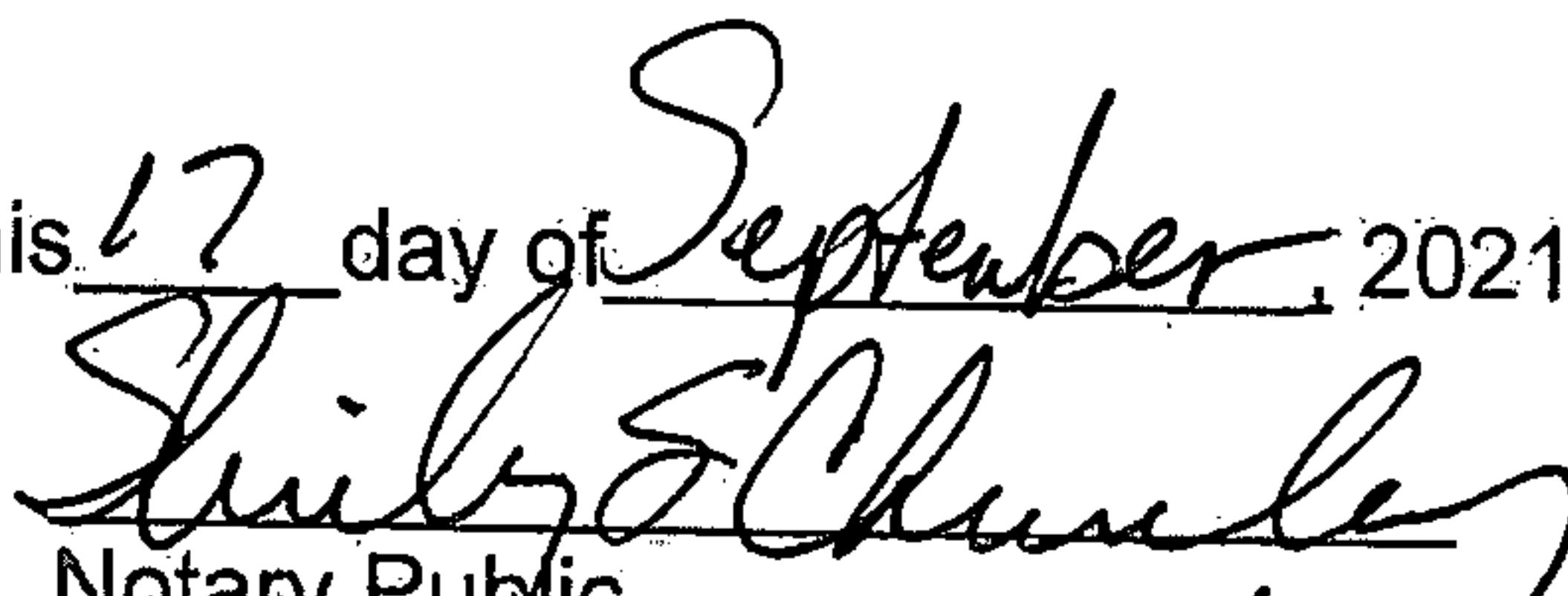

JENNIFER C. RICHARDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER C. RICHARDS** 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 date the same bears date.

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




Notary Public
Commission Expires: 12/22/2024

Real Estate Sales Validation Form

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

Grantor's Name Philip K Richards
Mailing Address 107 Old Tuscaloosa Rd
Helena AL 35080

Grantee's Name Jennifer Richards
Mailing Address 107 Old Tuscaloosa Rd
Helena AL 35080

Property Address 107 Old Tuscaloosa Rd
Helena AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,111.0600

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 1/2 55,530
☐ 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 09-20-2021

Print Philip K Richards

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20210920000455720 3/3 \$84.00
Shelby Cnty Judge of Probate, AL
09/20/2021 10:00:05 AM FILED/CERT

Form RT-1