

Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To:
R. Casey Blackburn
John M. Lawley
*57 Glynn Hollow Cir
Columbiana, AL
35051*

QUIT CLAIM DEED

State of Alabama

County of Shelby } Know All Men by These Presents:

That in consideration of **One Dollar and No Cents (\$1.00)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Van E. McClurkin and wife, Mary Sue McClurkin**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **R. Casey Blackburn and John M. Lawley** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 17th day of September, 2021.

Van E. McClurkin *Mary Sue McClurkin*

Van E. McClurkin Mary Sue McClurkin

State of Alabama
County of Shelby

I, Mike T. Atchison , a Notary Public in and for said County, in said State, hereby certify that Van E. McClurkin and Mary Sue McClurkin, whose name(s) is/are signed to the foregoing conveyance and who is/are 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 for and as his/her/their act on the day the same bears date.

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

Michael T. Atchison

Notary Public, State of Alabama
Mike T. Atchison
Printed Name of Notary
My Commission Expires: September 01, 2024

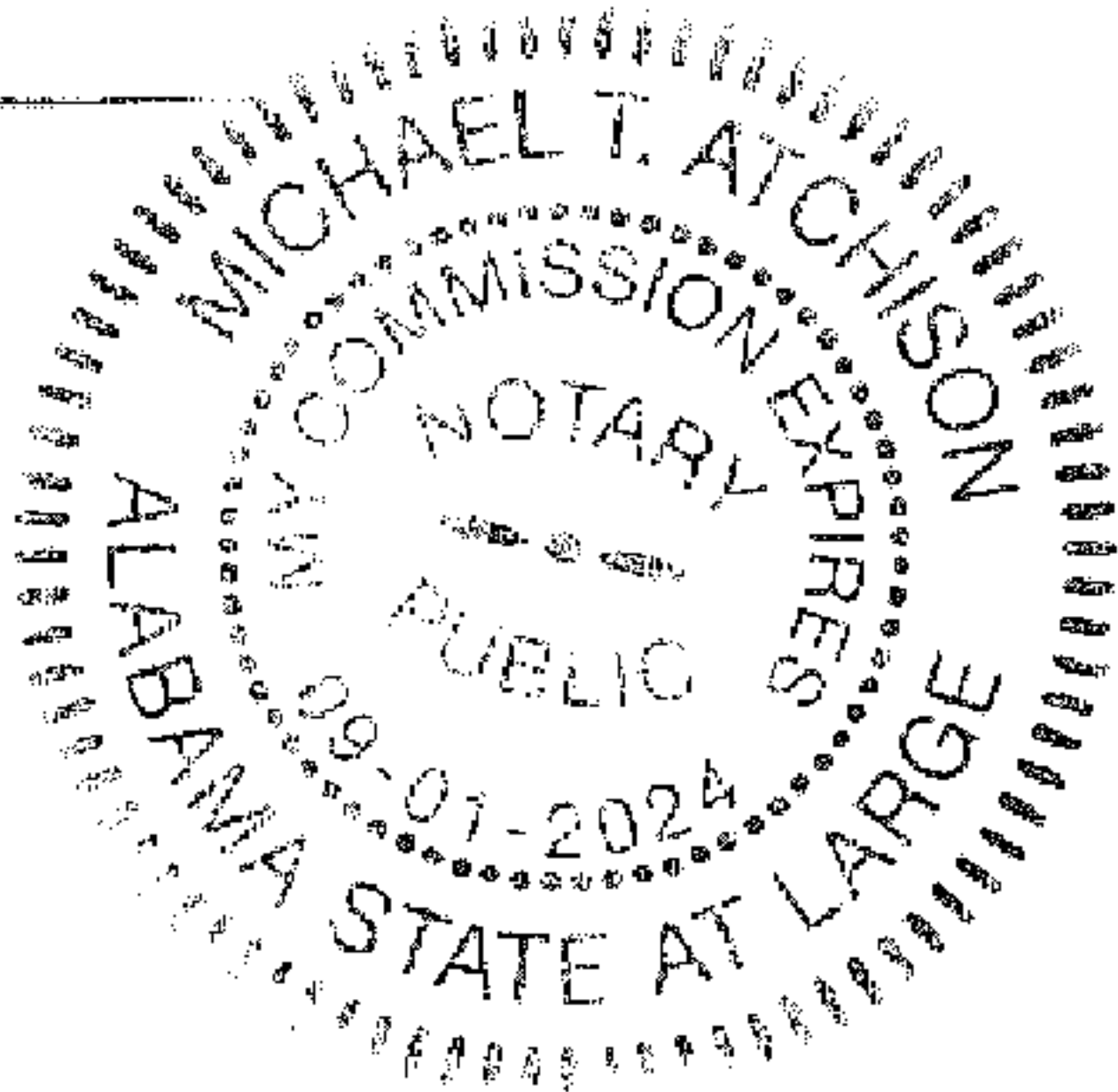


EXHIBIT A

RIGHT-OF-WAY

Commence at the Southwest corner of Section 31, T-20S, R-2E; thence proceed in an Easterly direction along the South boundary line of said Section 31 for a distance of 1319.0 feet to a point being the Southeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 31; thence turn an angle of 90° 20' 39" to the left and proceed in a Northerly direction along the East boundary line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ for a distance of 75.5 feet to the point of beginning; thence turn an angle of 118° 33' 09" to the right and run southeasterly a distance of 51.22 feet to a point on the Northwest 33 foot right-of-way line of State Highway No. 25; thence turn an angle of 90° to the right and run Southwesterly along said right-of-way line a distance of 50.0 feet to a point; thence turn an angle of 90° to the right and leaving said right-of-way, run Northwesterly a distance of 38.65 feet to a point; thence turn an angle of 28° 12' 30" to the left and run Westerly a distance of 341.88 feet to a point; thence turn an angle of 89° 38' 48" to the right and run Northerly a distance of 397.41 feet to a point; thence turn an angle of 90° to the right and run Easterly a distance of 50.0 feet to a point; thence turn angle of 90° to the right and run Southerly a distance of 347.71 to a point; thence turn an angle of 89° 38' 48" to the left and run Easterly a distance of 304.77 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 31, T-20S, R-2E.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/21/2021 08:20:55 AM
 \$29.00 CHERRY
 20210921000458480

Allen S. Byrd

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>Van E McClurkin</u>	Grantee's Name	<u>R. Casen Blackburn</u>
Mailing Address	<u>Mary Sue McClurkin</u> <u>180 Indian Forest Tr</u> <u>Peiham, AL 35124</u>	Mailing Address	<u>John M. Lawley</u> <u>57 Glynn Hollow Cir</u> <u>Columbiana, AL 35051</u>
Property Address	<u>0 Industrial Park Dr.</u> <u>Willsboro, AL</u> <u>35184</u>	Date of Sale	<u>9/17/21</u>
		Total Purchase Price	\$ <u>1.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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	☐ Appraisal
☐ Sales Contract	☒ Other <u>Easement Only</u>
☐ 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 9/17/21

Print Mike T. Atkinson

Unattested

Sign Mike T. Atkinson
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)