

20210923000465460
09/23/2021 12:36:37 PM
QCDEED 1/4

WHEN RECORDED MAIL TO:

TIMIOS
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

PREPARED BY:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:

ROBERT LEE BLACK, III AND BARBARA H. BLACK
MARRIED WOMAN
936 HIGHWAY 36
CHELSEA, AL 35043
R 2359014

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1st day of Sept, 2021, by first party **ROBERT LEE BLACK III, WHO ACQUIRED TITLE AS UNMARRIED**, whose mailing address is 936 HIGHWAY 36, CHELSEA, AL 35043 to second party, **ROBERT LEE BLACK III, A MARRIED MAN; BARBARA H. BLACK, A MARRIED WOMAN AS JOINT TENANTS** whose mailing address is 936 HIGHWAY 36, CHELSEA, AL 35043.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of CHELSEA, County of SHELBY, State of ALABAMA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 15 3 05 3 001 018.002

Property Address: 936 HIGHWAY 36, CHELSEA, AL 35043

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

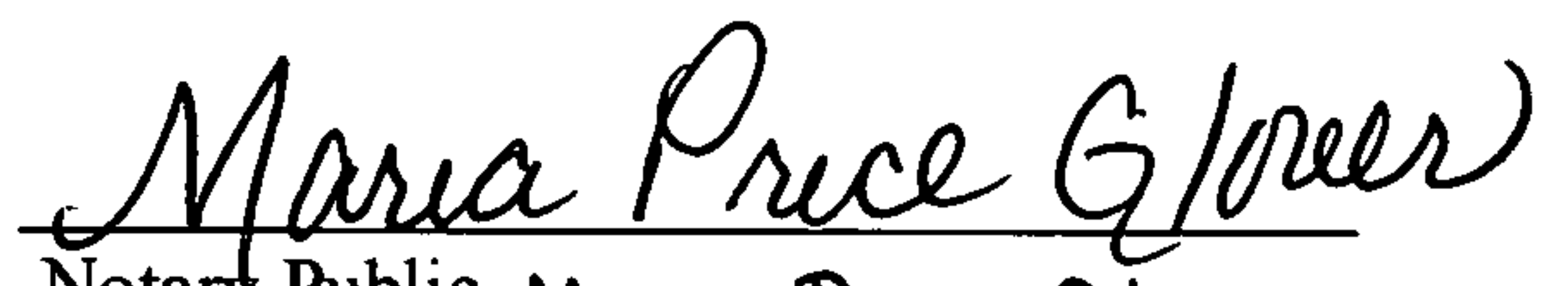


ROBERT LEE BLACK III

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, Maria Price Glover, a Notary Public, hereby certify that **ROBERT LEE BLACK III**, 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 on the day the same bears date. Given under my hand this 1st day of Sept., 2021.





Notary Public Maria Price Glover

EXHIBIT "A"

WEST HALF OF THE NW1/4 OF SW1/4, SECTION 5, TOWNSHIP 20 S, RANGE 1 WEST.

ALSO A DRAINAGE EASEMENT AS THE SAME NOW EXISTS (WHICH IS DEFINED IN INSTRUMENT DATED OCTOBER 10, 1964 RECORDED IN DEED BOOK 232, PAGE 560, PROBATE OFFICE OF SHELBY COUNTY) IN THE NW CORNER OF NE1/4 OF SW1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST; WHICH SAID DRAINAGE EASEMENT DRAINS THE SPILLWAY OF A LAKE AND DAM SITUATED IN NW1/4 OF SW1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST, WHICH SAID EASEMENT IS LOCATED ON AND ACROSS A TRIANGULAR PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGIN AT NW CORNER OF NE1/4 OF SW1/4 OF SEC. 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST; AND RUN

THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION 110 FEET TO A POINT;

THENCE NORTHEASTERLY TO A POINT ON THE NORTH BOUNDARY OF SAID QUARTER QUARTER SECTION, WHICH IS 97 FEET EAST OF THE NW CORNER OF SAID QUARTER QUARTER SECTION;

THENCE WEST ALONG NORTH BOUNDARY OF SAID QUARTER QUARTER SECTION 97 FEET TO POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name ROBERT LEE BLACK III
 Mailing Address 936 HIGHWAY 36
CHELSEA, AL 35043

Grantee's Name ROBERT LEE BLACK III &
 Mailing Address BARBARA H BLACK

Property Address 936 HIGHWAY 36
CHELSEA, AL 35043

Date of Sale 9/1/2021
 Total Purchase Price \$ _____

or
 Actual Value \$ 540365

or
 Assessor's Market Value \$ 1,080,730.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/23/2021 12:36:37 PM
 \$571.50 CHERRY
 20210923000465460

Ann S. Byrd
 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 Full Value \$ 1,080,730.00 half value \$ 540365.00
☐ 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 9/22/2021

Print Linda Brown

☐ Unattested _____

Sign Linda Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1