

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
Patsy D. McCombs  
2211 Hwy 42  
Calera, AL 35840

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, **Frank James Couch and Charlon McCombs Couch, husband and wife**, hereby remises, releases, quit claims, grants, sells, and conveys to **Patsy D. McCombs** (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:

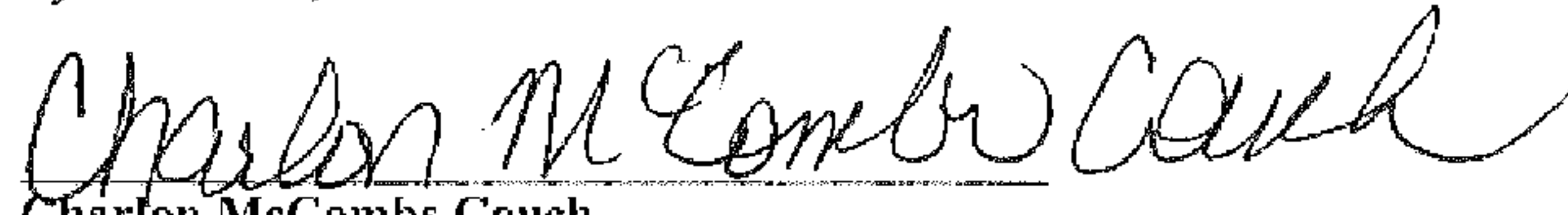
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

*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 14<sup>th</sup> day of October, 2021.

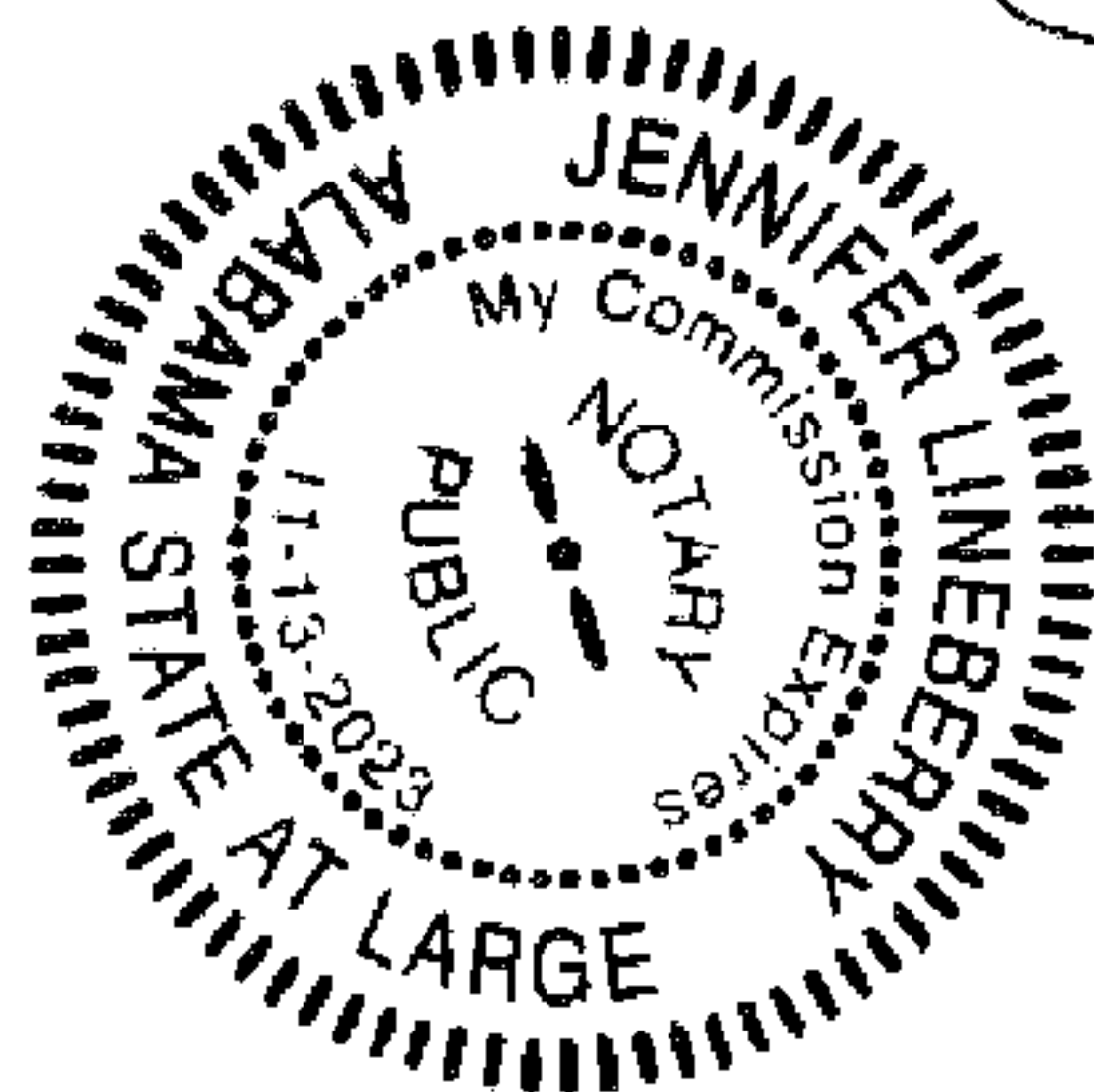
  
Frank James Couch

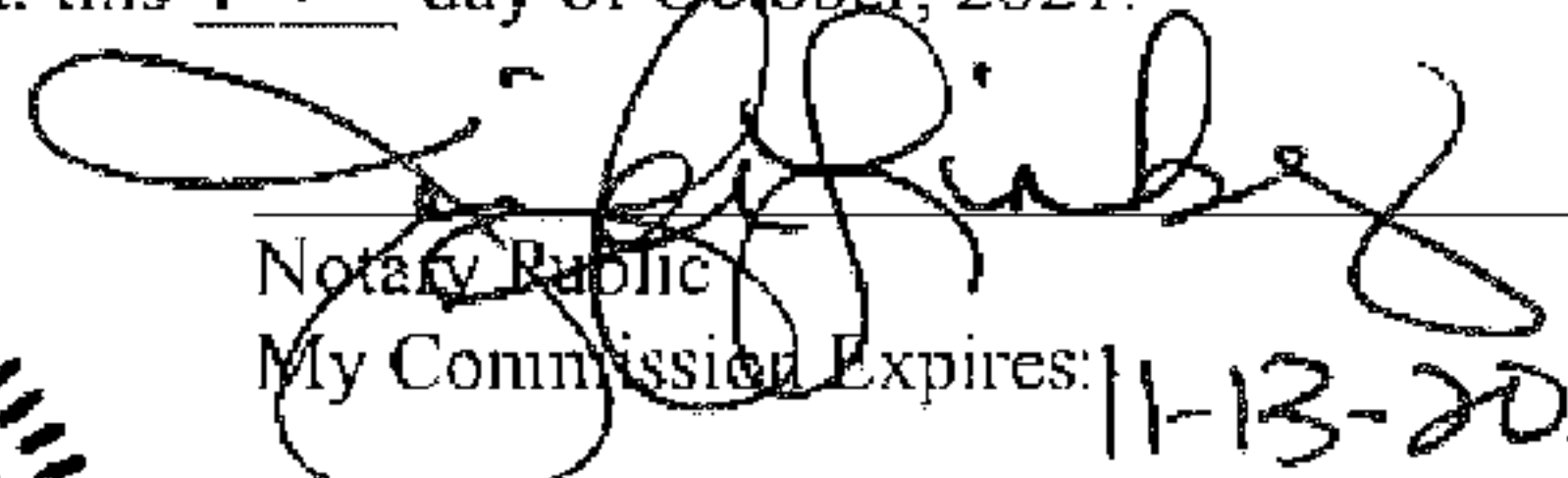
  
Charlon McCombs Couch

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank James Couch and Charlon McCombs Couch** 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 14<sup>th</sup> day of October, 2021.



  
Notary Public  
My Commission Expires: 11-13-2023

**EXHIBIT A - LEGAL DESCRIPTION**

PARCEL 1

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 3154.28'; thence S09°01'38"E a distance of 937.87'; thence S81°24'32"W a distance of 617.52' to the POINT OF BEGINNING; thence continue S81°24'32"W a distance of 1249.89' to the Easterly R.O.W. line of Shelby County Highway 42 and a curve to the right, having a radius of 996.00, and subtended by a chord bearing S35°10'28"E, and a chord distance of 850.63'; thence along the arc of said curve and along said R.O.W. line for a distance of 878.93'; thence S09°52'06"E and along said R.O.W. line a distance of 115.81'; thence N83°54'29"E and leaving said R.O.W. line a distance of 874.45'; thence N09°01'38"W a distance of 914.64' to the POINT OF BEGINNING.

PARCEL 2

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 3154.28'; thence S09°01'38"E a distance of 937.87' to the POINT OF BEGINNING; thence continue S09°01'38"E a distance of 1141.87'; thence S83°54'29"W a distance of 1489.81' to the Easterly R.O.W. line of Shelby County Highway 42; thence N09°52'06"W and along said R.O.W. line a distance of 200.44'; thence N83°54'29"E and leaving said R.O.W. line a distance of 874.45'; thence N09°01'38"W a distance of 914.64'; thence N81°24'32"E a distance of 617.52' to the 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 Frank James Couch  
Mailing Address 2211 Hwy 42  
Calera, AL 35040

Grantee's Name Patsy O. McCombs  
Mailing Address 2211 Hwy 42  
Calera, AL 35040

Property Address vacant land  
Calera, AL 35040

Date of Sale October 14, 2021  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 5,000.00  
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
- Sales Contract
- Closing Statement
- Appraisal
- 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 \_\_\_\_\_

Print Mike T. Atchison

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/14/2021 02:03:46 PM  
\$33.00 CHERRY

[Signature]