

Prepared By:

Gwendolyn McNeal 4682 Woodford Circle Bessemer, AL 35022 |

After Recording Return To:

757 SIMMSVILLE ROAD

ALABASTER, Alabama 35007


20211101000527650 1/6 \$51.00
Shelby Cnty Judge of Probate, AL
11/01/2021 04:36:11 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 09, 2021 THE GRANTOR(S),

- Teresa Billings, a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Lorene McNeal and James McNeal, a married couple, residing at 757 SIMMSVILLE ROAD, ALABASTER, AL County, Alabama 35007

the following described real estate, situated in Alabaster, in the County of Shelby, State of Alabama

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Family transfer with no funds paid

Shelby County, AL 11/01/2021
State of Alabama
Deed Tax: \$14.00

Tax Parcel Number: 13 7 36 3 001 046.000

Mail Tax Statements To:
LORENE MCNEAL
757 SIMMSVILLE ROAD
ALABASTER, Alabama 35007

[SIGNATURE PAGE FOLLOWS]



20211101000527650 2/6 \$51.00
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Grantor Signatures:

DATED: 8-6-2021

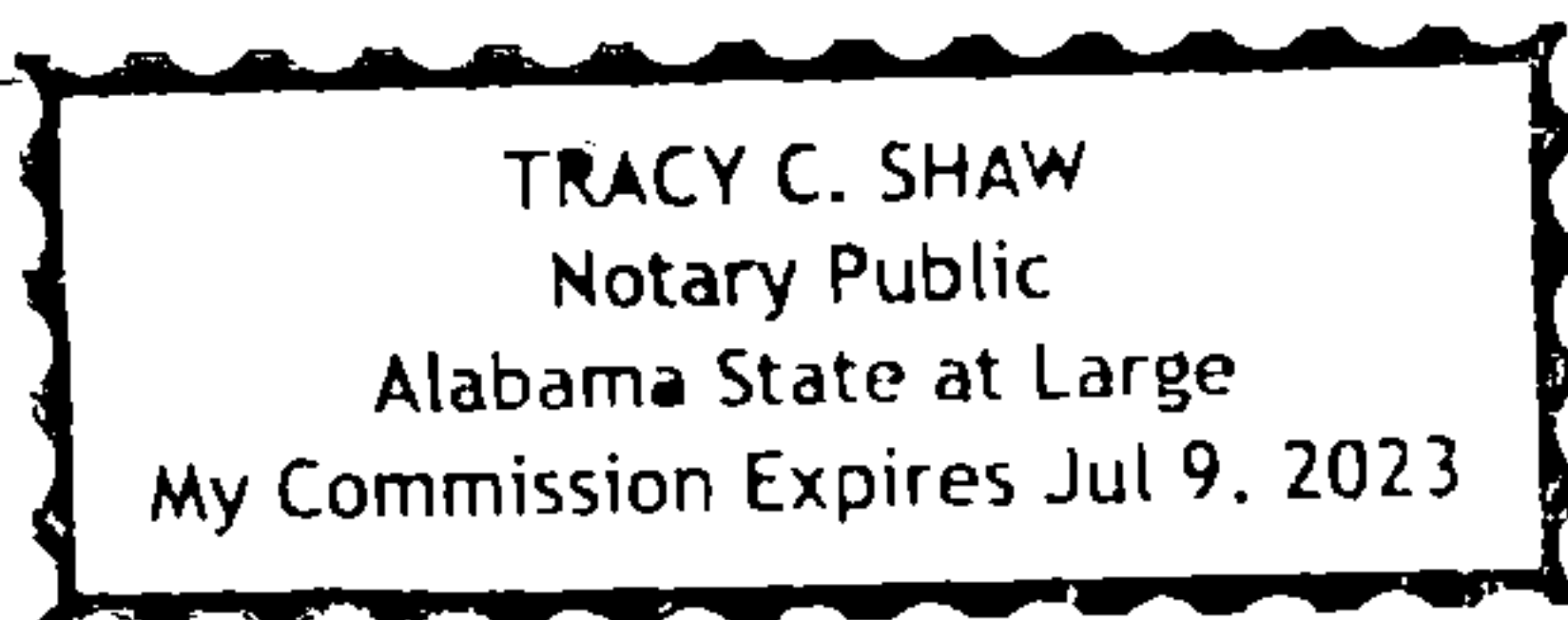
Teresa Billings

Teresa Billings
4010 Long Leaf Lake Trace
Helena, Alabama, 35022

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 6th day of August, 2021, before me,
Tracy C. Shaw, personally appeared Teresa Billings, known to me (or
satisfactorily proven) to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Tracy C. Shaw
Notary Public

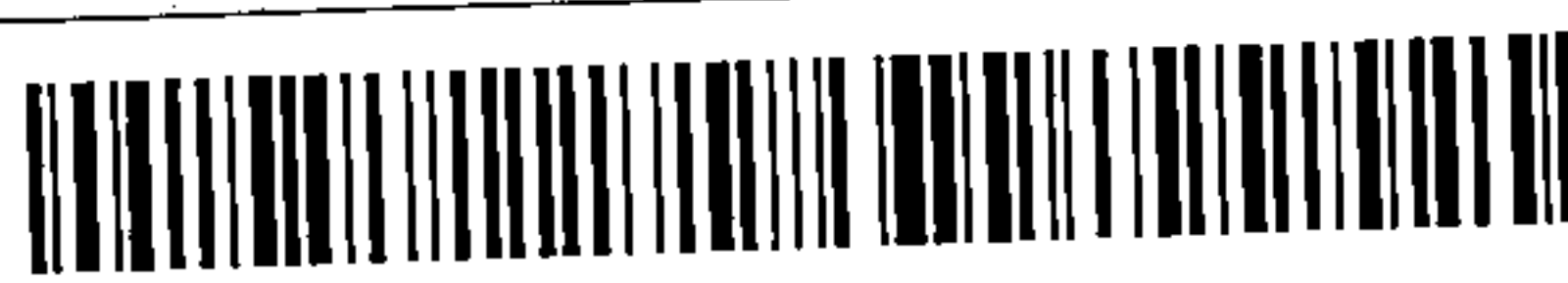
VP, Retail Mkt Mgr Synovus
Title (and Rank)

My commission expires 07-09-2023



20211101000527650 3/6 \$51.00
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EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY



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EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

8/6/2021

20210806_155848.jpg

From the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South Range 3 West run Easterly along the South boundary line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West for 105.0 feet to the point of beginning of the land herein described and conveyed; thence continue Easterly along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 319.58 feet; thence turn an angle of 77 deg. 10 min. to the left and run Northeasterly 42.41 feet; thence turn an angle of 76 deg. 04 $\frac{1}{2}$ min. to the left and run Northwesternly 374.47 feet; thence turn an angle of 118 deg. 13 $\frac{1}{2}$ min. to the left and run Southerly 210.0 feet more or less to the point of beginning. This land being part of the South half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 36, Township 20 South, Range 3 West and being 1 acre more or less.

Begin at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West and run Easterly along the South side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 105.00 feet to the point of beginning. Then continue along the same line for 319.58 feet; then turn an angle of 77 deg. 10 min. to the left and run 162.26 feet; then turn an angle of 94 deg. 40 min. 30 sec. to the left and run 364.68 feet; then turn an angle of 99 deg. 37 min. 30 sec. to the left and run 210.0 feet back to the point of beginning. The parcel as described contains 1.447 acres. Situated in Shelby County, Alabama.

Subject to restrictions, easements, rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, other than those noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

07/06/2020-22224
07:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Property Address: 168 Cahill Drive
Alabaster, AL 35007



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Shelby Cnty Judge of Probate, AL
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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 Teresa Billings
Mailing Address 4010 Longleaf Lake Trace
Helen, AL 36222

Grantee's Name _____
Mailing Address _____

Property Address 168 Capital Drive
Alabaster, AL 35007
Land - see Exhibit A

Date of Sale August 6, 2021
Total Purchase Price \$ 1

or
Actual Value \$ _____

or
Assessor's Market Value \$ Mkt. 27,240 / \$2,740

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 Tax Record

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 10/08/2021

Print Teresa Billings

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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