

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

After recording, return to:
Lorenda S. Reynolds
671 Hwy 308
Shelby, AL 35143

STATE OF ALABAMA,
SHELBY COUNTY

20211215000593770 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
12/15/2021 12:40:32 PM FILED/CERT

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, **Roland K Moor, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Lorenda S. Reynolds** (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:

½ interest in the following described property:
Lots 5, 6, 7, 8, 9, 10, 11 and 21, 22, 23, 24, 25, 26 and 27 in Block 120, according to Safford’s Map of Shelby, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

The above described property constitutes no part of the homestead of the Grantor or his spouse.

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 6th day of December , 2021.

Roland K Moor
Roland K. Moor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Roland K. Moor** 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 6th day of December, 2021.



Michael T. Atchison
Notary Public
My Commission Expires: 9-1-24



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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 Roland K. Moor
Mailing Address 604 Hwy 308
Shelby AL 35051

Grantee's Name Lorenda S. Reynolds
Mailing Address 671 Hwy 308
Shelby, AL 35143

Property Address
671 Hwy 308
Shelby AL 35051

Date of Sale 12-6-21
Total Purchase Price \$ 37000
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 assessed 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 12-6-21

Print

Roland K. Moor

Unattested

Sign

Roland K. Moor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one