

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Brian Newman
714 Old Lokey Ferry Rd
Wilsonville, AL 35186

**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, **April Newman and husband Brian Newman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Brian Newman** (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 1st day of December, 2021.



April Newman

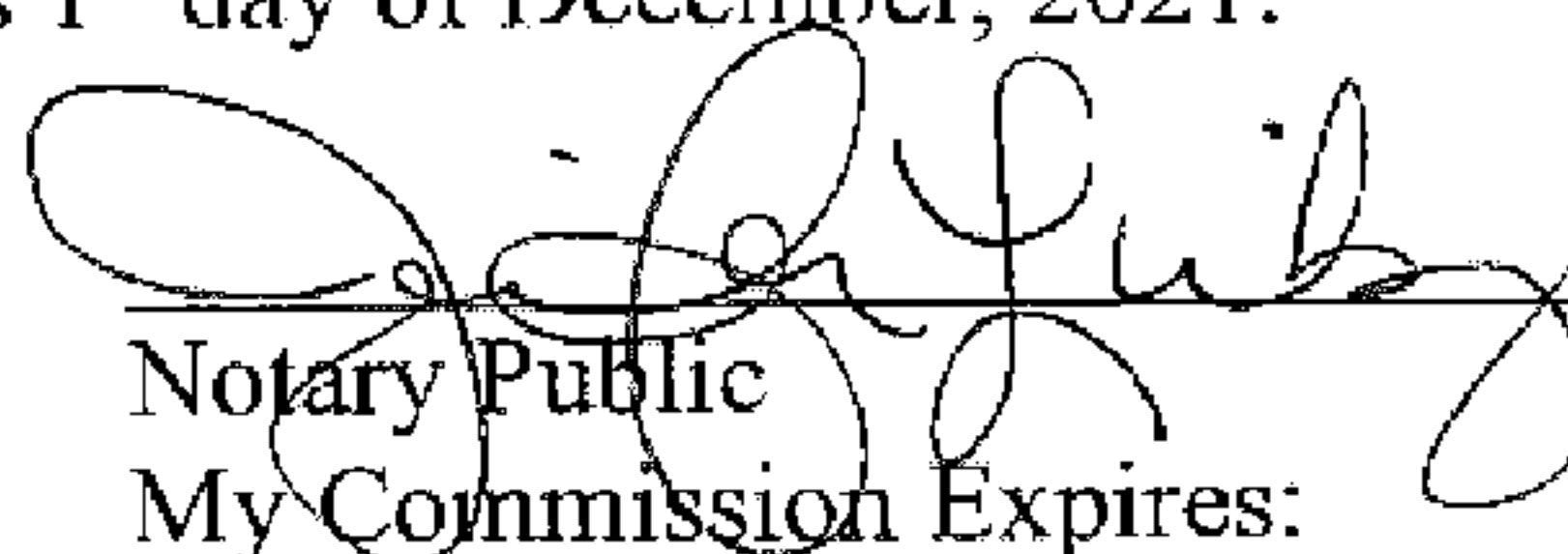


Brian Newman

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **April Newman and Brian Newman** 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 1st day of December, 2021.



Notary Public
My Commission Expires:

EXHIBIT A – LEGAL DESCRIPTION

For a point of beginning, commence at the Southwest Corner of the Southeast 1/4 of the Northwest 1/4, Section 13, Township 21 South, Range 1 East; thence North 87 degrees 48 minutes 09 seconds West, a distance of 124.41 feet to a 5/8" capped rebar set; thence North 12 degrees 13 minutes 01 second West a distance of 311.70 feet to a 5/8" rebar set; thence North 61 degrees 02 minutes 32 seconds East, a distance of 527.39 feet to a 5/8" capped rebar set on the westerly boundary of Mardis Ferry Road; thence proceed along the westerly boundary of said Mardis Ferry Road the following courses; thence South 33 degrees 50 minutes 06 seconds East a distance of 414.42 feet to a point on the Westerly boundary of said road; thence South 32 degrees 46 minutes 32 seconds East a distance of 126.73 feet to a point on the westerly boundary of said road; thence South 31 degrees 20 minutes 11 seconds East a distance of 95.37 feet to a point on the westerly boundary of said road; thence South 28 degrees 16 minutes 16 seconds East a distance of 65.27 feet to a 5/8" capped rebar set at the intersection with the Westerly R/W boundary of said Mardis Ferry Road and the South boundary of the aforementioned Southeast 1/4 of the Northwest 1/4; thence North 87 degrees 48 minutes 09 seconds West, along the South boundary of said quarter-quarter section a distance of 651.53 feet to the point of beginning.

The above described parcel of land being located in the SE 1/4 of the NW 1/4 & the SW 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama.

According to the survey of Billy R. Martin, dated May 9, 2001.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2021 01:14:21 PM
\$187.00 BRITTANI
20211217000597910

20211217000597910 12/17/2021 01:14:21 PM QCDEED 3/3



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 Brian Newman
Mailing Address 714 Old Loken Ferry Rd
Wilsonville, AL 35186

Grantee's Name Brian Newman
Mailing Address 714 Old Loken Ferry Rd
Wilsonville, AL 35186

Property Address 714 Old Loken Ferry Rd
Wilsonville, AL 35186

Date of Sale December 1, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 159,000.00

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 1/2 tax value

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 Brian Newman

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1