



20220207000054340 1/2 \$128.00
Shelby Cnty Judge of Probate, AL
02/07/2022 12:22:21 PM FILED/CERT

This instrument was prepared by:
Jill T. Karle, Esq.
105 North Main Street
Columbiana, AL 35051

Grantee's Address:

Benjamin D. King
574 Old Millhouse Lane
Columbiana, AL 35051

QUIT CLAIM DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

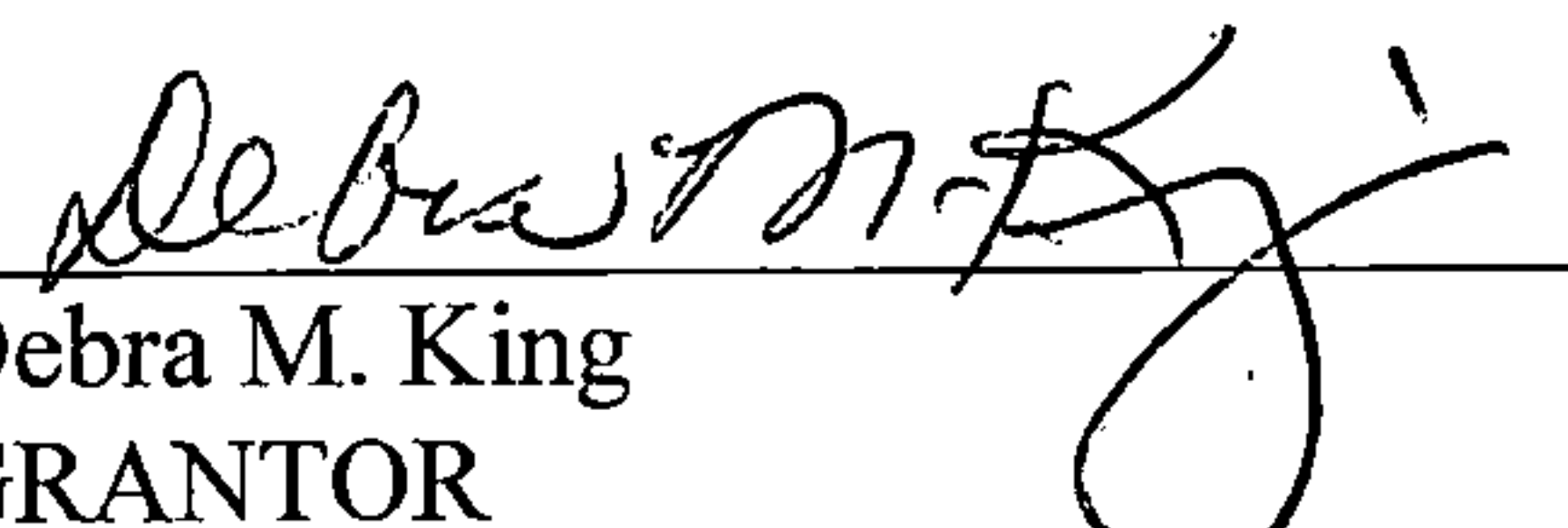
That in consideration of good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Debra M. King**, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys her **ENTIRE INTEREST** in the below described property to **Benjamin D. King**, an unmarried man, (hereinafter referred to as Grantee) all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the SW Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, said POINT OF BEGINNING; thence N01°00'28"W, a distance of 1315.56' to the NW Corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence S89°36'39"W, a distance of 1326.10 to the NE Corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence S01°00'45" E, a distance of 370.00'; thence N89°36'39" W, a distance of 922.94'; thence S01°00'45" E, a distance of 954.20'; thence N88°23'03"W, a distance of 403.60' to the POINT OF BEGINNING.

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

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 13th day of October, 2021.



Debra M. King
GRANTOR

Shelby County, AL 02/07/2022
State of Alabama
Deed Tax: \$103.00

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra M. King, whose name is 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, has executed the same voluntarily on the day the same bears this date.

Given under my hand and official seal, this the 13th day of October, 2021.


Notary Public

Michelle Latham
Notary Public, Alabama State At Large
My Commission Expires May 24, 2021

Real Estate Sales Validation Form

20220207000054340 2/2 \$128.00
Shelby Cnty Judge of Probate, AL
02/07/2022 12:22:21 PM FILED/CERT

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

Grantor's Name Debra M. King
Mailing Address 30474 Hwy 25
Wilsonville, AL
35186

Grantee's Name King, Benjamin D.
Mailing Address 314 Old Millhouse Ln.
Columbiana, AL
35051

Property Address Not Known

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 205,630 102,815 112 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 Tax Office

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 2/7/22

Print Ben D. King

☒ Unattested

(Signature)
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1