



20220207000054360 1/2 \$118.50  
Shelby Cnty Judge of Probate, AL  
02/07/2022 12:22:23 PM FILED/CERT

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

Grantee's Address:

Send TAX NOTICE TO:  
Benjamin D. King  
574 Old Millhouse Lane  
Columbiana, AL 35051

**QUIT CLAIM DEED**

**STATE OF ALABAMA }  
SHELBY COUNTY }**

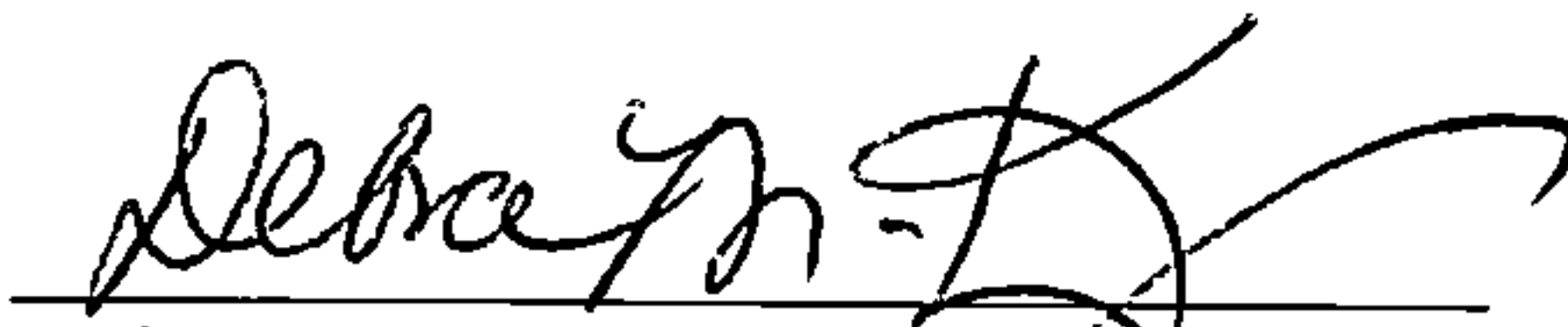
**KNOW ALL MEN BY THESE PRESENTS,**

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:

Beginning at the Northwest corner of the NE1/2 of SW1/2, Section 21, Township 21 South, Range 1 East; thence run Easterly along the North boundary line of the said NE1/2 of SW1/2 a distance of 601.41 feet to a point; thence turn an angle of 88 deg. 57 min. 30 sec. to the right and run Southerly a distance of 497.16 feet to a point; thence turn an angle of 88 deg. 57 min. 30 sec. to the left and run 95.60 feet to a point; thence turn an angle of 88 deg. 47 min. 30 sec. to the right and run Southerly a distance of 197.02 feet to a point; thence turn an angle of 91 deg. 12 min. 30 sec. to the right and run Westerly a distance of 695.56 feet to a point on the West boundary line of the before mentioned NE1/2 of SW1/2; thence turn an angle of 88 deg. 47 min. 30 sec. to the right and run Northerly along said West boundary line a distance of 694.21 feet to the point of beginning. Said tract of land is lying in the NE1/4 of SW1/2, Section 21, Township 21 South, Range 1 East and contains 10.00 acres. – Subject to easement recorded in Map Book 201, Page 706, in Probate Records of Shelby County, Alabama.

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 13<sup>th</sup> day of October, 2021.

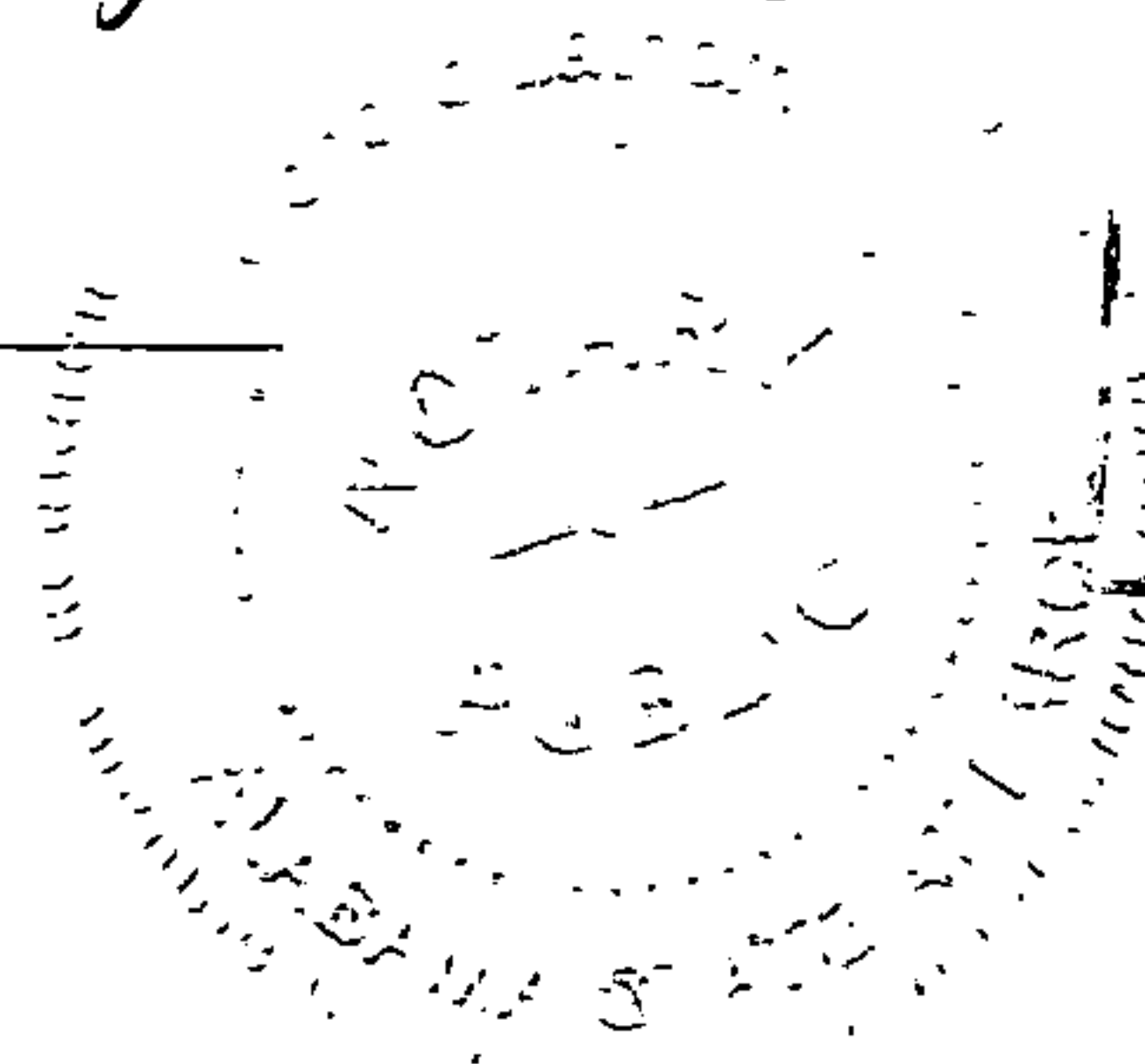
  
Debra M. King,  
GRANTOR

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

  
Notary Public

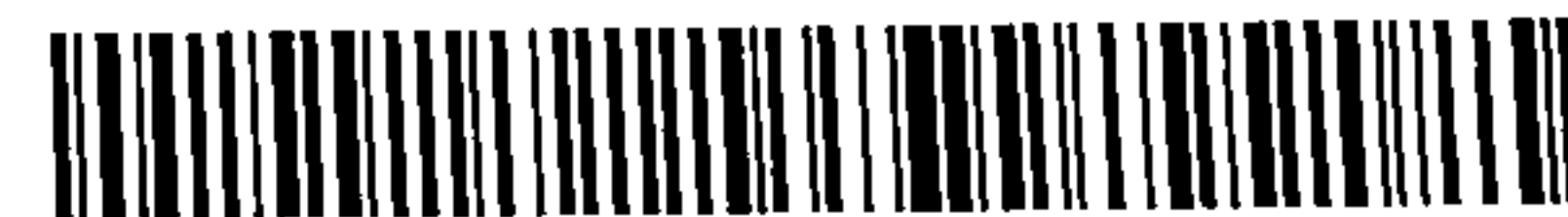


Michelle Lathem  
Notary Public, Alabama State At Large  
My Commission Expires May 24, 202

Shelby County, AL 02/07/2022  
State of Alabama  
Deed Tax: \$93.50



# Real Estate Sales Validation Form



20220207000054360 2/2 \$118.50  
Shelby Cnty Judge of Probate, AL  
02/07/2022 12:22:23 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Debra M King  
Mailing Address 30424 Hwy 25  
Wilsonville AL  
35186

Grantee's Name Ben D. King  
Mailing Address 574 Old Millhouse Ln  
Columbiana, AL  
35051

Property Address 314 Old Millhouse Ln.  
Columbiana, AL  
35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 186,020 <sup>112 value</sup> <sub>93,010</sub>

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

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

☒ Unattested  
[Signature]  
(verified by)