

20220222000075990
02/22/2022 03:54:38 PM
QCDEED 1/3

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

After recording, return to:
Sandra McBrayer
4395 Village Green Circle
Hoover, AL 35226

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, **Randy Threet**, a Single man, hereby remises, releases, quit claims, grants, sells, and conveys to **Sandra McBrayer** (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.

Grantor herein is a surviving heir at law of Frances C. May, deceased, having died on July 6, 2021.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

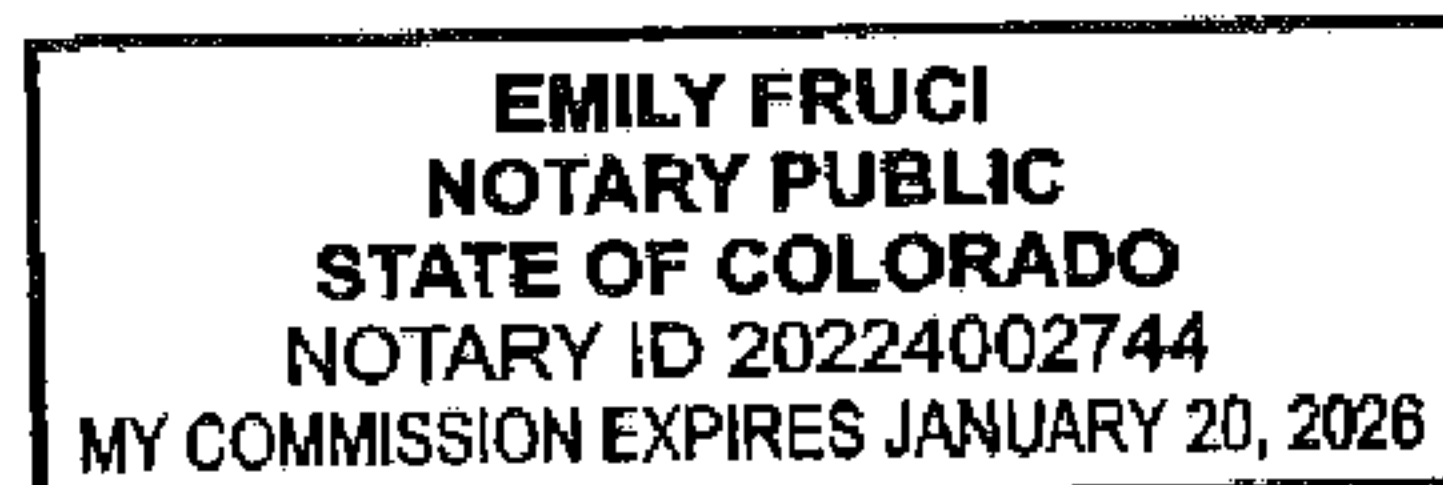
Given under my hand and seal, this 12 day of February, 2022.

Randy Threet
Randy Threet

STATE OF Colorado
COUNTY OF El Paso

I, Emily Fruci the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Randy Threet** 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 12th day of February, 2022.



Emily Fruci
Notary Public
My Commission Expires: 1/20/26

EXHIBIT A - LEGAL DESCRIPTION

A parcel of land situated to the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the SE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 1,194.77 feet to the point of beginning; thence continue along last described course for a distance of 149.5158 feet (deed 149.68 feet) to the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left of $0^{\circ}18'38''$ (deed - continue along last described course) for a distance of 80.20 feet (deed 80.25 feet); thence turn an angle to the right of $88^{\circ}41'54''$ (deed $88^{\circ}28'13''$) and run Northerly 324.86 feet (deed 324.84 feet) to the Southerly right of way line of Shady Oak Lane; thence turn an angle to the right of $91^{\circ}31'54''$ (deed $91^{\circ}26'50''$) and run Easterly along said Southerly right of way line for a distance of 230.07 feet (deed 229.85 feet); thence turn an angle to the right of $88^{\circ}31'09''$ (deed $88^{\circ}22'43''$) and run Southerly for a distance of 324.74 feet (deed 325.09 feet) to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2022 03:54:38 PM
\$35.00 CHERRY
20220222000075990

Ann S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Randy Threest
Mailing Address 11139 Galaxy Hunker pr
Colorado Springs, Co
80908

Grantee's Name Sandra McBrayer
Mailing Address 4395 Village Green Cir
Hoover, AL
35226

Property Address 863 Shady Oak Ln
Alabaster, AL
35007

Date of Sale 2/12/22
Total Purchase Price \$ 16,166.67

or
Actual Value \$ _____

or
Assessor's Market 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 2/22/22

Print Mike T. Atkinson

Unattested

Sign Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one