


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

After recording, return to:
Barry A. Heine
500 HWY 408
SHELBY, AL 35143

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED


20220228000083350 1/3 \$175.00
Shelby Cnty Judge of Probate, AL
02/28/2022 10:40:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR 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, **Shirley Johnson Cate, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Barry A. Heine** (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" – LEGAL DESCRIPTION

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

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 18th day of February, 2022.

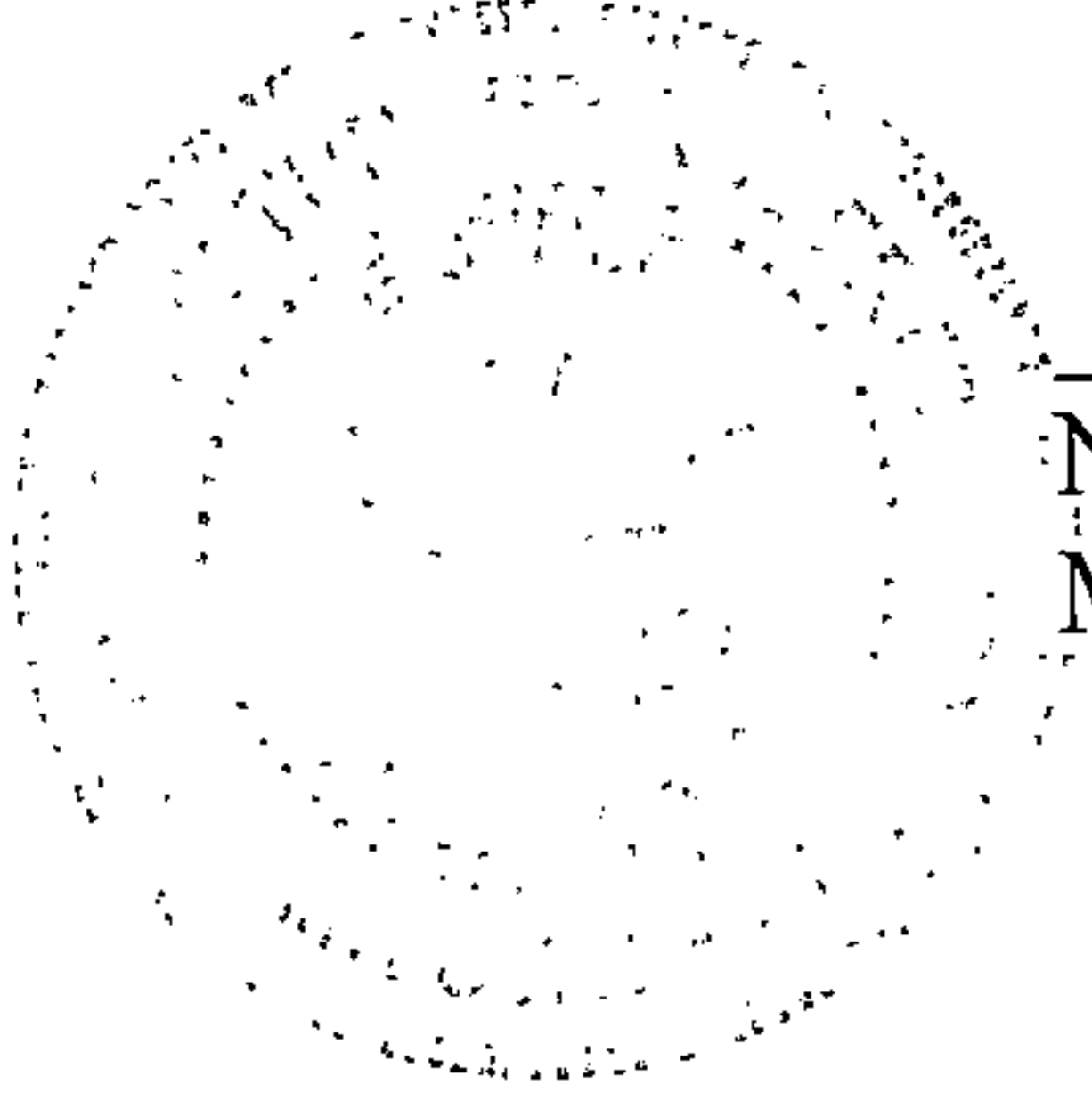
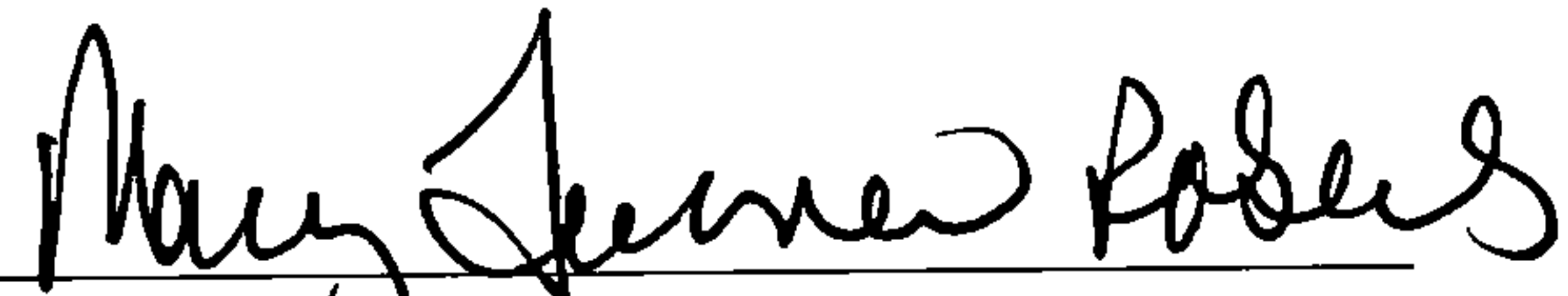


Shirley Johnson Cate

STATE OF ALABAMA
COUNTY OF Tuscaloosa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shirley Johnson Cate**, 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 18th day of February, 2022.

Notary Public
My Commission Expires: 8-27-2022

EXHIBIT "A" – LEGAL DESCRIPTION



20220228000083350 2/3 \$175.00
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Commence at the NW corner of the SW 1/4 of NW 1/4 of Section 12, Township 24 North, Range 15 East and run thence South along the West line of said 1/4-1/4 Section 428.6 feet to the North line of a 30 foot reserved roadway; thence continue South along the West line of said 1/4-1/4 Section 30 feet to the South line of said 30 foot reserved roadway; thence turn an angle of 90 degrees 05 minutes to the left and run along the South line of said roadway 313.6 feet to the point of beginning of the parcel herein described; thence continue along said same course and along the South line of said roadway a distance of 156.8 feet; thence run South, parallel with the West line of said 1/4-1/4 Section a distance of 318.6 feet, more or less, to a point on the South line of property described in deed to C. E. Thompson recorded in Deed Book 234, at Page 563, Office of Judge of Probate of Shelby, County, Alabama; thence run West along said South line of said property described in Deed Book 234, at Page 563, in said Probate Office a distance of 156.8 feet to the Southeast corner of a parcel conveyed to Daisy Thompson Smith; thence run North, parallel with the West line of said 1/4-1/4 Section, and along the East line of said Daisy Thompson Smith property, a distance of 318.6 feet, more or less, to the point of beginning.

ALSO, begin at the NE corner of the above described parcel and run East along an extension of the North line of the above described parcel and along the South line of the said 30 foot reserved road, a distance of 25 feet, more or less, to the intersection thereof with a certain contour line being that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955; thence run in a Southerly direction along said 397 foot contour line to the intersection thereof with an extension of the South line of the above described parcel; thence run Westerly along the South line of said extension of the above described parcel to the SE corner of the above described parcel; thence run North along east line of above described parcel 318.6 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name SHIRLEY CATE
Mailing Address 21308 CARSON DR
LAKE VIEW, AL 35111

Grantee's Name BARRY HEINE
Mailing Address 500 HWY 408
SHELBY, AL 35143

Property Address 500 HWY 408
SHELBY, AL 35143

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 293,830



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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) 1/2 INTEREST \$146,915

☐ 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 2/28/22

Print BARRY HEINE

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1