

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
P. O. Box 587  
Columbiana, Alabama 35051

Send tax notice to:

Mr. Sidney Wayne Wheeler  
907 Highway 109  
Wilsonville, Alabama 35186

**QUIT CLAIM DEED**



20220318000111980 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/18/2022 10:15:17 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, including to clear and perfect title, in hand paid to the undersigned Grantors, the receipt whereof is hereby acknowledged, the said undersigned, **GREGORY ALAN WOOD** and wife, **DOROTHY P. WOOD** (herein referred to as Grantors), hereby remise, release, quit claim, grant, sell, and convey unto **SIDNEY WAYNE WHEELER** (herein referred to as Grantee), all their right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

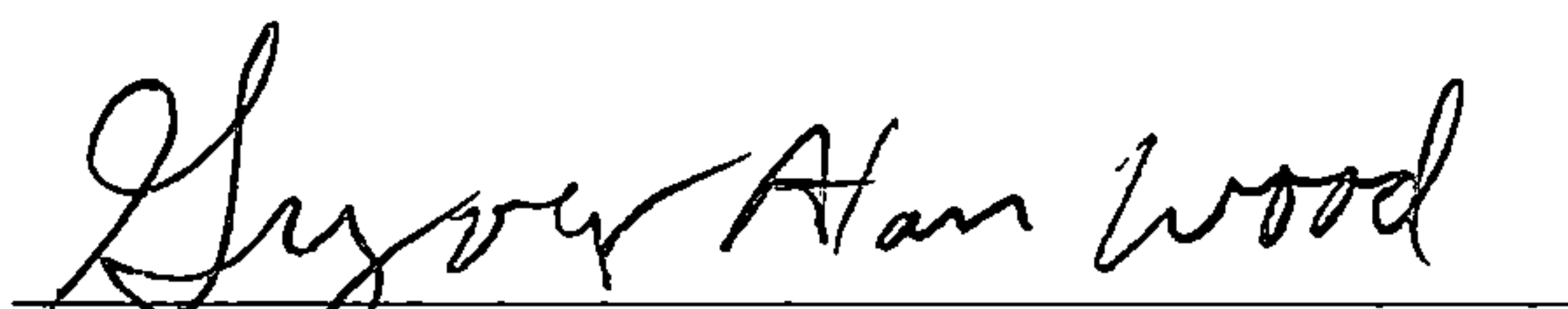
A parcel of land in the East half of the Southwest quarter of the Northwest quarter of Section 21, Township 20 South, Range 1 East, being a part of the same land described in a deed to Gregory Alan Wood and Dorothy P. Wood, recorded as Instrument Number 20201203000553060, in the real property records of the Probate Office of Shelby County, Alabama. Said parcel of land being more particularly described as follows:


Commencing at a rebar, with cap stamped "Hillary King, Jr.", found at the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 21; thence N 00° 29' 35" E, along the East line of said Sixteenth Section, a distance of 33.00 feet to a point in the remains of an old fence; thence S 89° 22' 42" W, along the remains of an old fence, a distance of 671.98 feet to a point on the West line of the East half of said Sixteenth Section; thence S 00° 28' 15" W, a distance of 16.00 feet, to a 1/2" rebar found, with a cap stamped "S. Wheeler RPLS 16165", at the Southwest corner of the East half of said Sixteenth Section; thence S 89° 10' 19" E, a distance of 671.86 feet to the point of beginning. The herein described parcel contains 16460.3 square feet or 0.378 acres of land.

The purpose of this deed is to clear and perfect title, and resolve a boundary issue.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18 day of March, 2022.

  
\_\_\_\_\_  
Gregory Alan Wood

  
\_\_\_\_\_  
Dorothy P. Wood

STATE OF ALABAMA )  
SHELBY COUNTY )



20220318000111980 2/3 \$29.00  
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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Gregory Alan Wood and wife, Dorothy P. Wood, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of March, 2022.

Kimi M. Foster  
Notary Public

My Commission Expires: 1-3-23

Real Estate Sales Validation Form

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

Grantor's Name Gregory Alan Wood & Dorothy P. Wood
Mailing Address 6775 Highway 55
Wilsonville, Alabama 35186

Grantee's Name Sidney Wayne Wheeler
Mailing Address 907 Highway 109
Wilsonville, Alabama 35186

Property Address 907 Highway 109
Wilsonville, Alabama 35186

Date of Sale March 18, 2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ N/A 109,900

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 Purpose of deed is to clear and perfect title.

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 3/18/2022

Print Sidney Wayne Wheeler

Unattested

Signature of Grantor/Grantee/Owner/Agent

Sign

Signature of Grantor/Grantee/Owner/Agent

(Grantor/Grantee/Owner/Agent) circle one



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eForms

Form RT-1