

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

After recording, return to:  
Samuel W. Wheeler  
907 Highway 109  
Wilsonville AL 35186

STATE OF ALABAMA,  
SHELBY COUNTY



20220510000192230 1/2 \$69.00  
Shelby Cnty Judge of Probate, AL  
05/10/2022 02:56:33 PM FILED/CERT

## 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, **James H. Benson, a married man** hereby remises, releases, quit claims, grants, sells, and conveys to **Samuel W. Wheeler** (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:

**An undivided 1/2 interest in and to the following described property:**

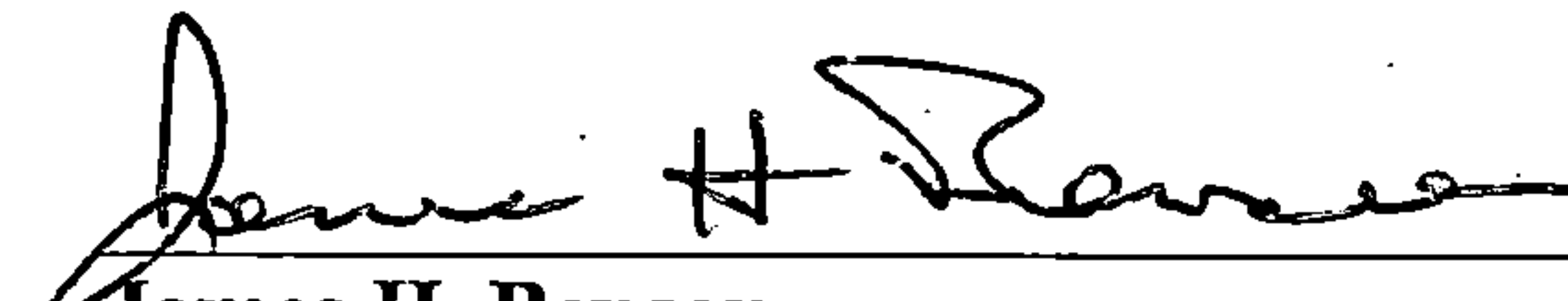
**Lot 1, according to the Map of Walnut Glen, as recorded in Map Book 30, Page 93, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.**

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

*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 10<sup>th</sup> day of May, 2022.

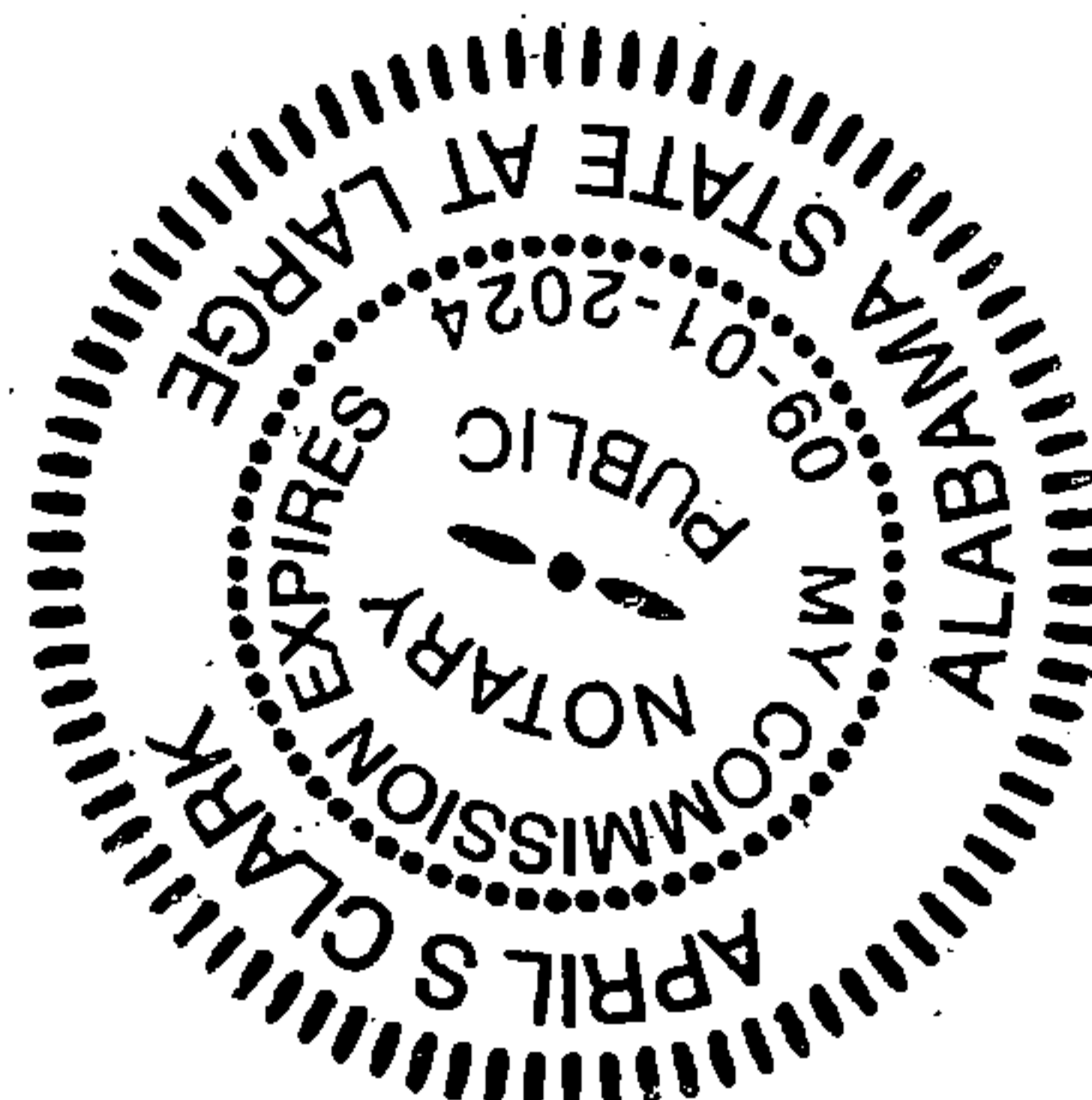
  
James H. Benson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James H. Benson** 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 10<sup>th</sup> day of May, 2022.

  
Notary Public  
My Commission Expires: 9-1-2024



Shelby County, AL 05/10/2022  
State of Alabama  
Deed Tax: \$44.00

Real Estate Sales Validation Form

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

Grantor's Name JAMES H. BENSON  
Mailing Address 3952 Hwy 55  
+ Wilsonville AL  
35186

Grantee's Name SAM WHEELER  
Mailing Address 3952 Hwy 55  
Wilsonville, AL 35186

Property Address 3952 Hwy 55  
Wilsonville AL  
35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 44,000  
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 5/10/2022

Print SAM WHEELER

Sign SID WHEELER

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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