


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


20220601000220960 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
06/01/2022 03:24:52 PM FILED/CERT

Send Tax Notice to:
Joyce and Joey Cook
424 Pilgreen Road
Leeds, AL 35094

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, **Betty S. Wyatt, a married woman and James E. Wyatt, Sr., a married man**, (hereinafter referred to as Grantors) hereby remise, release, quit claim, grant, sell, and convey their **ENTIRE INTEREST** in the below described property to **Joyce Lorene Cook, a married woman and Joey Vincent Cook, a married man**, (hereinafter referred to as Grantees) all of their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 0.90 acre, more or less, located in the SW ¼ of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the NW corner of said Section 11; thence run South along the West line of said Section a distance of 3108.67 feet; thence turn left 71 degrees 52 minutes 51 seconds a distance of 1333.65 feet to the Southeasterly right-of-way of Highway #231 and the point of beginning; said right-of-way established by existing iron and fence lines, Highway Data unavailable; said point also being on the Southerly side of Spring Creek; thence continue last course along said Creek a distance of 130.06 feet; thence turn right 93 degrees 58 minutes 42 seconds a distance of 315.52 feet; thence turn right 86 degrees 01 minutes 18 seconds a distance of 120.54 feet to the aforementioned right-of-way; thence turn right 92 degrees 15 minutes 00 seconds along said right-of-way a distance of 315.00 feet to the point of beginning.


There exists an easement 20 feet wide for the purpose of ingress, egress and utilities, across the above described parcel, 15 feet on each side of the following described centerline; Commence at the SE corner of the above described parcel; thence run Northeasterly along the Easterly line of said parcel a distance of 29.24 feet to the point of beginning of said centerline; thence turn left 91 degrees 03 minutes 35 seconds a distance of 90.13 feet; thence turn left 11 degrees 18 minutes 06 seconds a distance of 31.75 feet to the Easterly right-of-way of Highway #231. Situated in Shelby County, Alabama.

This deed corrects that certain description as described in deed dated October 24, 1991 and recorded in Deed Book 373, Page 701 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with the Grantees, their, his, and her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, that they have a good right to sell and convey the same as aforesaid and that they will and their successors and assigns shall, warrant and defend the same to the said GRANTEES, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hand and seal, this the 1st day of June, 2022.


BETTY S. WYATT,
GRANTOR

Shelby County, AL 06/01/2022
State of Alabama
Deed Tax: \$5.00

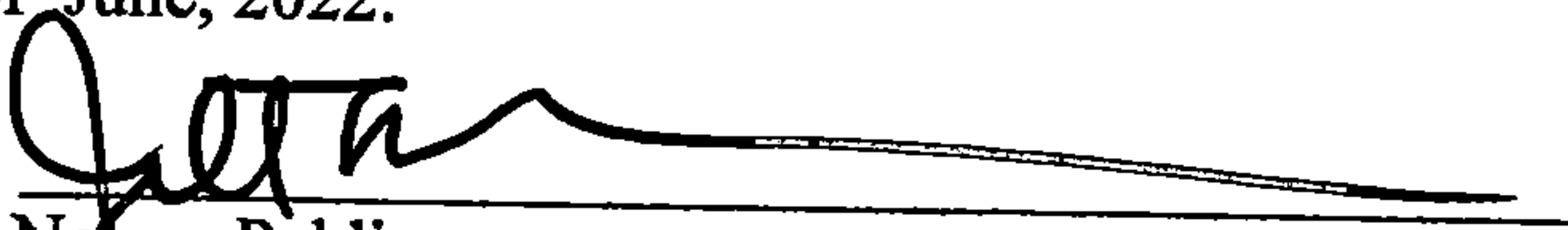
STATE OF ALABAMA)
SHELBY COUNTY)



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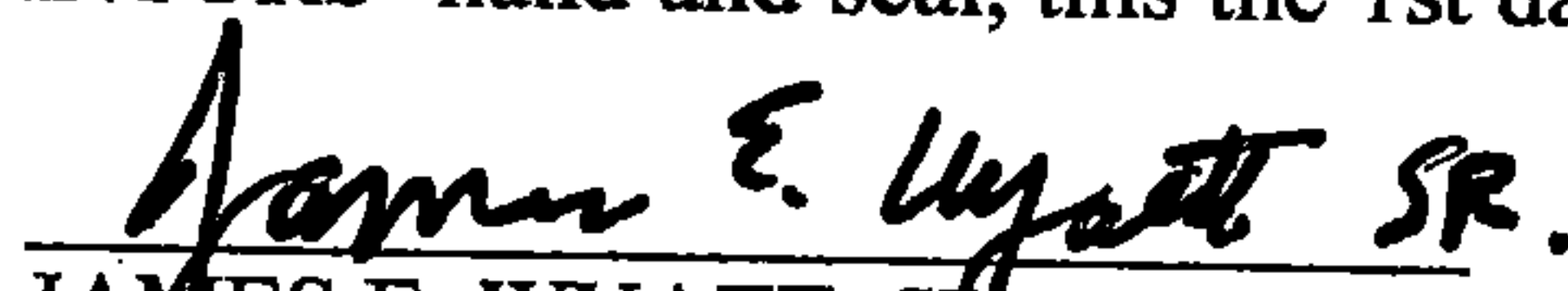
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty S. Wyatt, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears this date.

Given under my hand and official seal, this the 1st day of June, 2022.



Notary Public

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hand and seal, this the 1st day of June, 2022.




JAMES E. WYATT, SR.
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Wyatt, Sr., 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 1st day of June, 2022.



Notary Public

Grantors' Address:
290 Treadwell Island Road
Vincent, Alabama 35178

Property Address:
Highway 231
Main Street
Vincent, Alabama 35094

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 E. & Betty S. Wyatt
Mailing Address 290 Treadwell Island Rd
Vincent, AL 35178

Grantee's Name Joey V & Joyce L Cook
Mailing Address 424 Pilgreen Rd
Leeds, AL 35094

Property Address Highway 231, Main Street
Vincent, AL 35178

Date of Sale 06/01/2022

Total Purchase Price \$ 5,000.00

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 06/01/2022

Print Joey V Cook Joyce L Cook

Sign Joey V Cook Joyce L Cook
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1