



20220617000243670 1/3 \$62.50
Shelby Cnty Judge of Probate, AL
06/17/2022 09:09:21 AM FILED/CERT

This instrument prepared without benefit of title evidence or survey by:

Grace Graham
PO Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to RICKY WHITFIELD, a married man, RANDALL WHITFIELD, a married man, and ASHLEY FIELDS, a married woman, (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby quitclaims and conveys to MILDRED WHITFIELD, (hereinafter called GRANTEE, whether one or more), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 4:

Commencing at the Northwest Corner of the Northeast quarter of the Southeast quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama for the POINT OF BEGINNING; thence South 1 deg. 04 min. 25 sec. West, a distance of 210.71 feet; thence South 89 deg. 05 min. 38 sec. East, a distance of 209.74 feet; thence North 1 deg. 01 min. 27 sec. East, a distance of 210.23 feet; thence North 88 deg. 57 min. 52 sec. West, a distance of 209.56 feet to the POINT OF BEGINNING; said described tract containing 1.01 acres, more or less.

Subject to existing easements, rights-of-way, limitations, restrictions, if any, of record.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

The above-described property is not the homestead of the Grantor or any of their respective spouses.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 15 day of JUNE 2022,
2022.

Ricky Whitfield
RICKY WHITFIELD

Randall Whitfield
RANDALL WHITFIELD

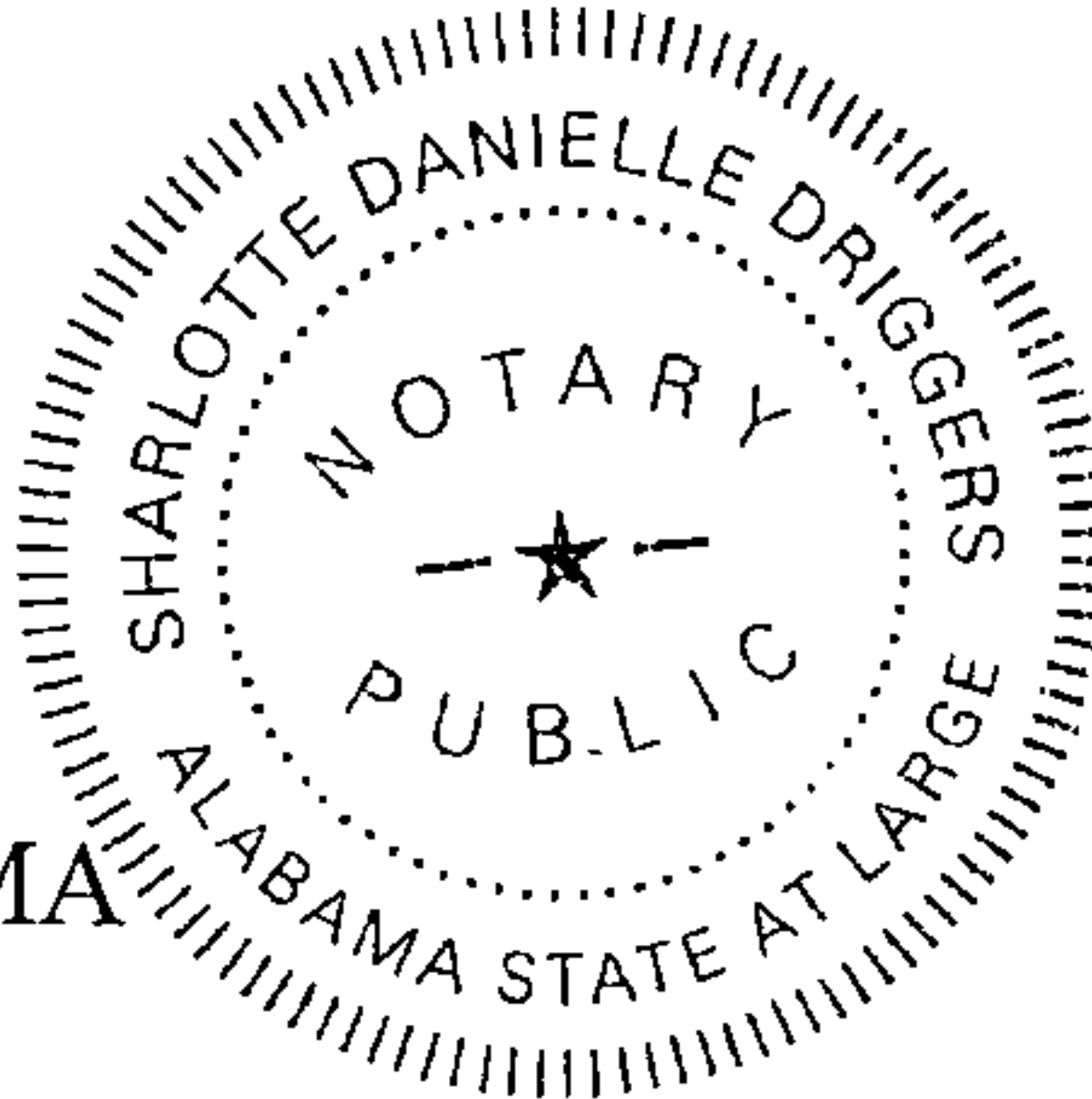
Ashley Fields
ASHLEY FIELDS

Shelby County, AL 06/17/2022
State of Alabama
Deed Tax: \$33.50

THE STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ricky Whitfield, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of JUNE 2022, 2022.

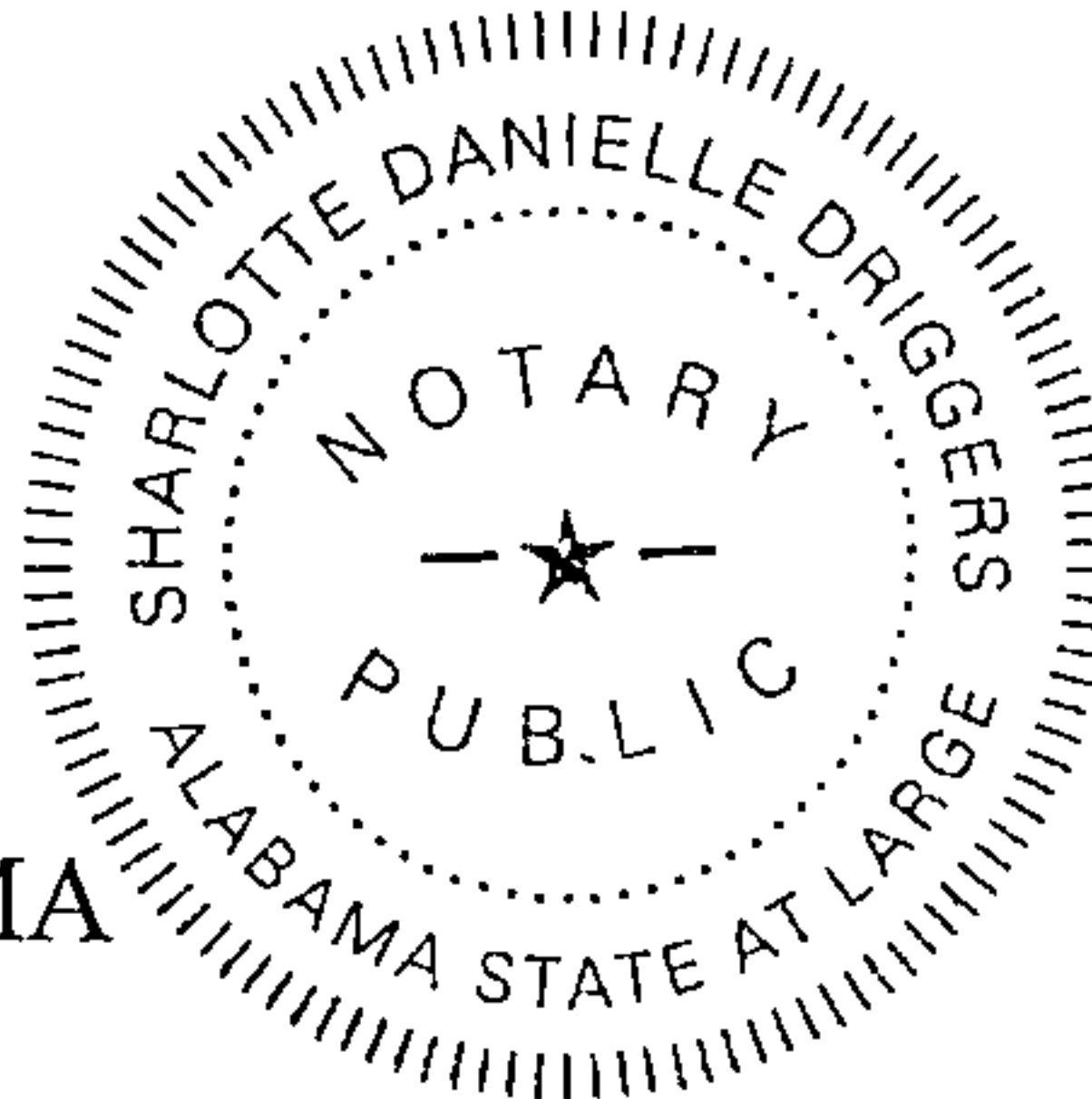


SDDM88
Notary Public
Commission expires: 04-25-25

THE STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy Whitfield, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of JUNE 2022, 2022.

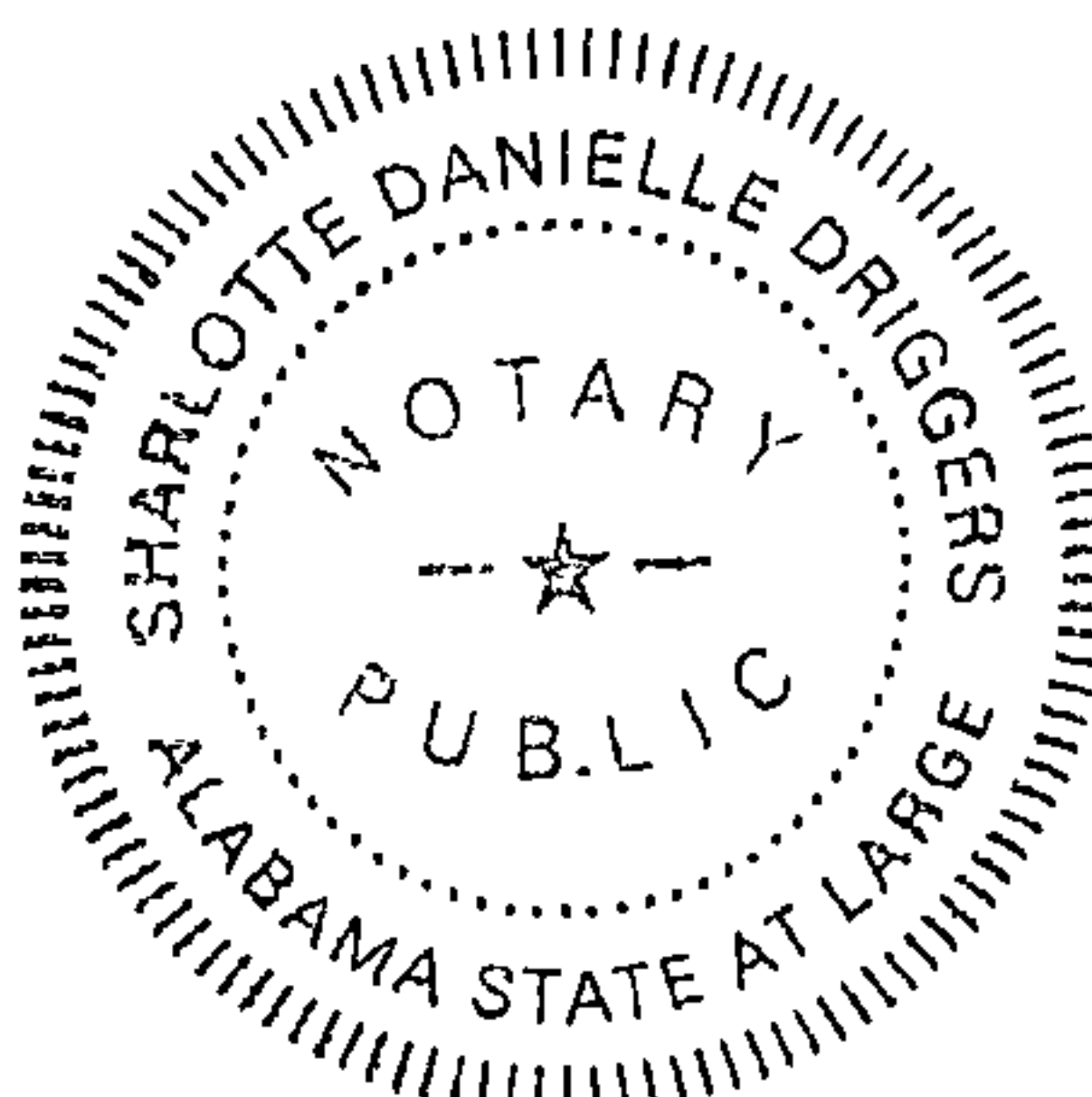


SDDM88
Notary Public
Commission expires: 04-25-25

THE STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ashley Fields, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of JUNE 2022, 2022.



SDDM88
Notary Public
Commission expires: 04-25-25

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Rickey Whitfield
Mailing Address Bandy Whitfield
Ashley Fields
1300 Farmingdale Road Harpersville AL 35078

Grantee's Name Mildred Whitfield
Mailing Address 464 Primrose Lane
Harpersville AL 35078

Property Address 13750 Hwy 43
Vandiver AL 35176

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 3/4 of 44,110 = \$33,083

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Tax Assessor</u> |
| <input type="checkbox"/> 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 _____

Print Ashley Fields

☐ Unattested

Sign Ashley Fields

(verified by)

(Grantor/Grantee/Owner/Agent) circle one