

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

After recording, return to: *Mark Gambill*
129 Windwood Cir
Alabaster AL 35007

**STATE OF ALABAMA,
COUNTY OF SHELBY**

QUITCLAIM DEED

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, **Jimmy Coleman***, hereby remises, releases, quit claims, grants, sells, and conveys to **Mark D. Gambill and Emily J. Gambill** (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:

** a single man*

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Grantor herein is the surviving spouse of Bonnie Sue Coleman, having died on or about *Feb, 16 2014*

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this *27th* day of *June* 2022.

Jimmy Coleman
Jimmy Coleman

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, a Notary Public in and for said County, in said State, hereby certify that **Jimmy Coleman**, 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 *27th* day of *June*, 2022.

Michael T. Atchison
Notary Public
My Commission Expires:

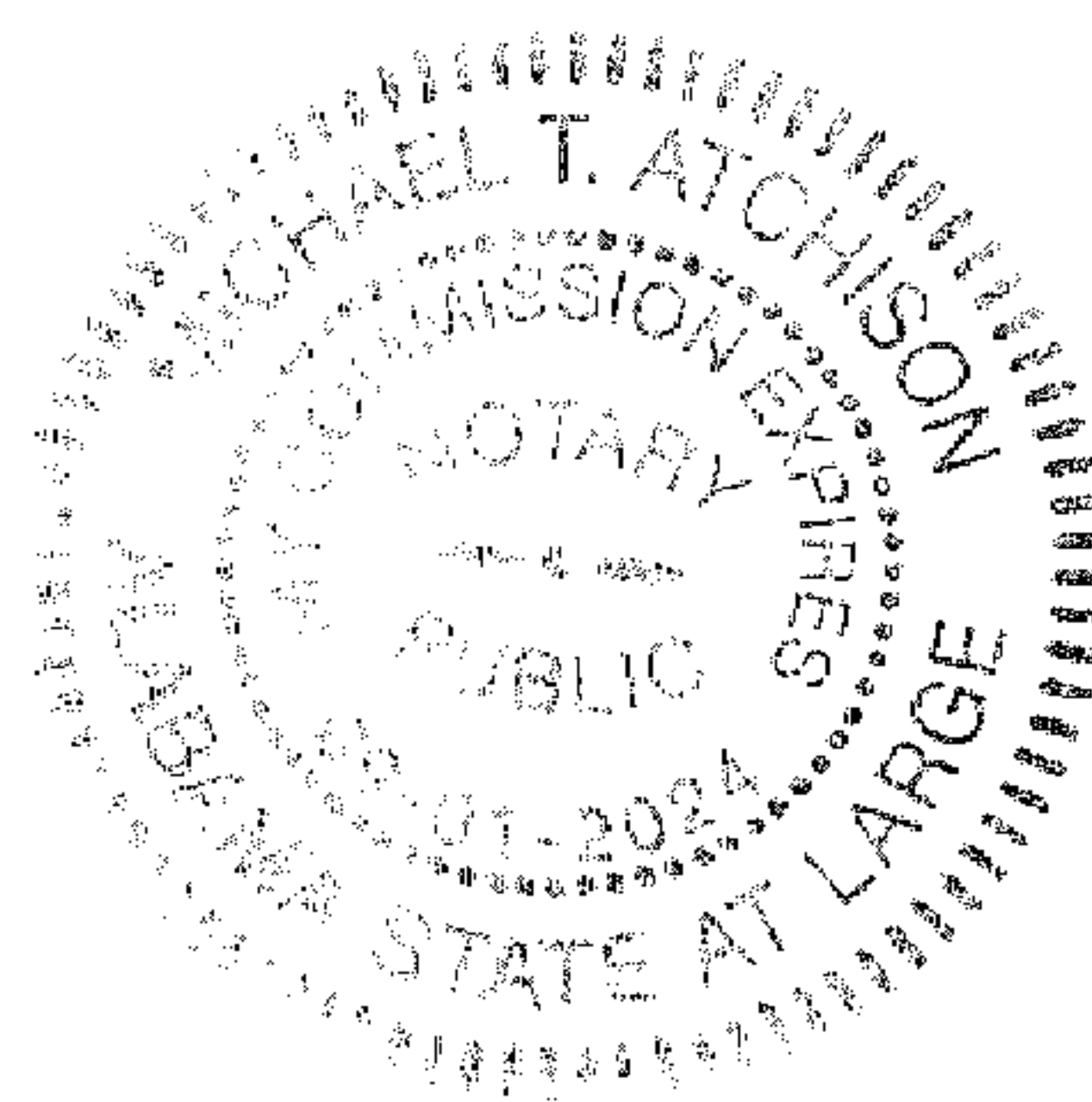


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the West one-half of the West one-half of Section 15, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the Southwest corner of Section 15, Township 21 South, Range 2 West and run in a Southeasterly direction along the Southern boundary line of Section 15 for a distance of 654.90 feet; thence deflect left $93^{\circ}12'30''$ and run in a Northerly direction for a distance of 2548.45 feet to a point on the southerly right-of-way line of County Highway No. 26 (Saginaw Cut-off); thence deflect left $81^{\circ}13'20''$ and run along said right-of-way line in a Northwesterly direction for a distance of 206.87 feet to the beginning of a curve to the left, said curve having a radius of 3779.72 feet, a central angle of $06^{\circ}50'48''$ a chord length of 451.40 feet and a deflection angle left of chord of $03^{\circ}25'24''$; thence run along arc of said curve and said right-of-way line in a Northwesterly direction for a distance of 451.67 feet to a point on the Western boundary line of Section 15; thence deflect left $95^{\circ}21'15''$ from chord of said curve and run in a Southerly direction along the western boundary line of Section 15 for a distance of 2685.48 feet to the Point of Beginning, according to the Survey of Jon P. Strength, PLS Alabama Registration No. 21181, dated June 15, 2001



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 11:25:00 AM
\$29.00 JOANN
20220628000257530

Alle S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Jimmy Coleman
Mailing Address 2615 Hwy 26
Alabaster AL

Grantee's Name Mark Campbell
Mailing Address 129 Windwood Circle
Alabaster AL 35007

Property Address Acorny

Date of Sale 6-27-22
Total Purchase Price \$ 10,000.00
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 to correct Title
as heir of Bonnie Sue Coleman
deceased

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: Mike T. Atchison

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one