



20220701000263460 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
07/01/2022 01:38:09 PM FILED/CERT

Send Tax Notice to:
Mr. George A. Nix, Jr.
20 Alston Farm Road
Columbiana, AL 35051

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

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 LYNDA L. WILLIAMS, a married woman, (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby quitclaims and conveys to GEORGE A. NIX, JR., (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 A:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South Range 1 East, Shelby County, Alabama; thence South 2 degrees 18 minutes 31 seconds West along the West line of said 1/4-1/4 section a distance of 943.51 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 400.00 feet; thence South 88 degrees 40 minutes 15 seconds East along the South line of said 1/4-1/4 section a distance of 156.23 feet to the northerly right of way of Shelby County Hwy. 30; thence North 63 degrees 41 minutes 28 seconds East along said right of way a distance of 70.00 feet; thence North 2 degrees 18 minutes 31 seconds East and leaving said right of way a distance of 400.00 feet; thence South 82 degrees 51 minutes 58 seconds West a distance of 220.64 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated October 21, 2002.

PARCEL B:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 2 degrees 18 minutes 31 seconds West along the West line of said 1/4-1/4 section a distance of 1343.51 feet to the POINT OF BEGINNING; thence

Shelby County, AL 07/01/2022
State of Alabama
Deed Tax: \$49.50



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South 88 degrees 40 minutes 15 seconds East along the South line of said 1/4-1/4 section a distance of 156.23 feet to the northerly right of way of Shelby County Hwy. 30; thence South 63 degrees 41 minutes 28 seconds West along said right of way a distance of 175.72 feet; thence North 0 degrees 56 minutes 28 seconds East and leaving said right of way a distance of 81.52 feet to the POINT OF BEGINNING.

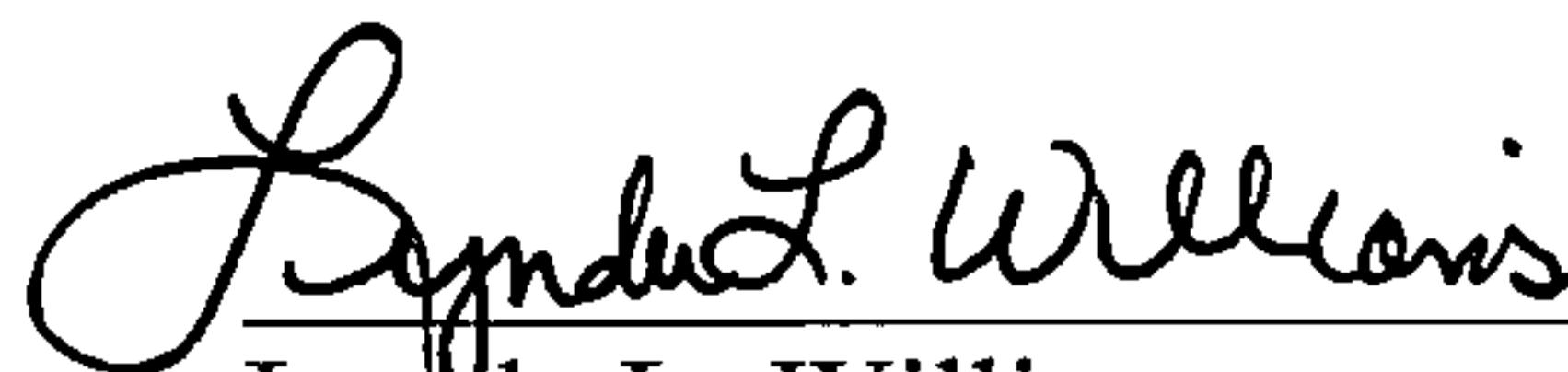
According to the survey of Rodney Shiflett, dated October 21, 2002.

The above-described property is not the homestead of Lynda L. Williams or her spouse.

Lynda L. Williams is one and same as the person identified as Linda L. Nix in Instrument 20030130000057880.

TO HAVE AND TO HOLD to said GRANTEE forever.

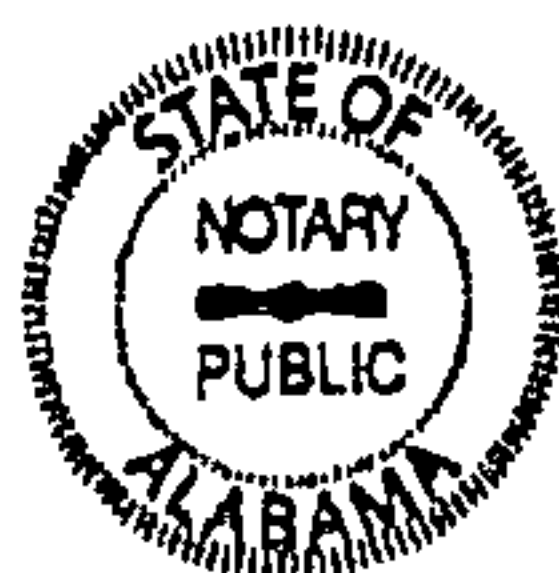
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of June, 2022.


 Lynda L. Williams

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Lynda L. Williams, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, 2022.



Scott Pylant
 Notary Public
 My Commission Expires
 April 16, 2025


 Notary Public

My Commission Expires: April 16, 2025

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Lynda L. Williams
Mailing Address 407 Seminole Lane
Trussville, AL 35173

Grantee's Name Geoge A. Nix, Jr.
Mailing Address 20 Alston Road
Columbiana, AL 35051

Property Address 20 Alston Road
Columbiana, AL 35051

Date of Sale 6/22/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$1/2*\$98,940 = \$49,470

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 ☐ Appraisal
☐ Sales Contract ☒ Other Assessed Value - Tax Assessor
☐ 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 7/1/22

Print Lynda L. Williams

☐ Unattested
(verified by)

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