

This instrument was prepared by:

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P.O. Box 278
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20220726000291640 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
07/26/2022 09:11:14 AM FILED/CERT

Please send tax notice to:

Gary Michael Franklin
40 Overhill Road
Montevallo, Alabama 35115

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Correct instrument no. 20220711000272840
) to correct legal description.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) pursuant to the Final Judgment of Divorce entered on July 6, 2022, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, ADRIENNE PEREZ FRANKLIN (hereinafter called Grantor), a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to GARY MICHAEL FRANKLIN (hereinafter called Grantee), a single man, all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Quarter section; thence run South 81 degrees 28 minutes East 106.41 feet (measured) 108.06 feet (map) to the point of beginning; thence continue last course 452.56 feet; thence run North 10 degrees 28 minutes West 393.46 feet to a point on the South right-of-way of Overhill Road, said point being on a clockwise curve having a delta angle of 06 degrees 20 minutes 58 seconds and a radius of 439.64 feet; thence run along the arc of said curve 50.00 feet along said right-of-way; thence run South 86 degrees 04 minutes West 347.05 feet; thence run South 03 degrees 56 minutes East 290.22 feet to the point of beginning.

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, his heirs, and assigns forever.

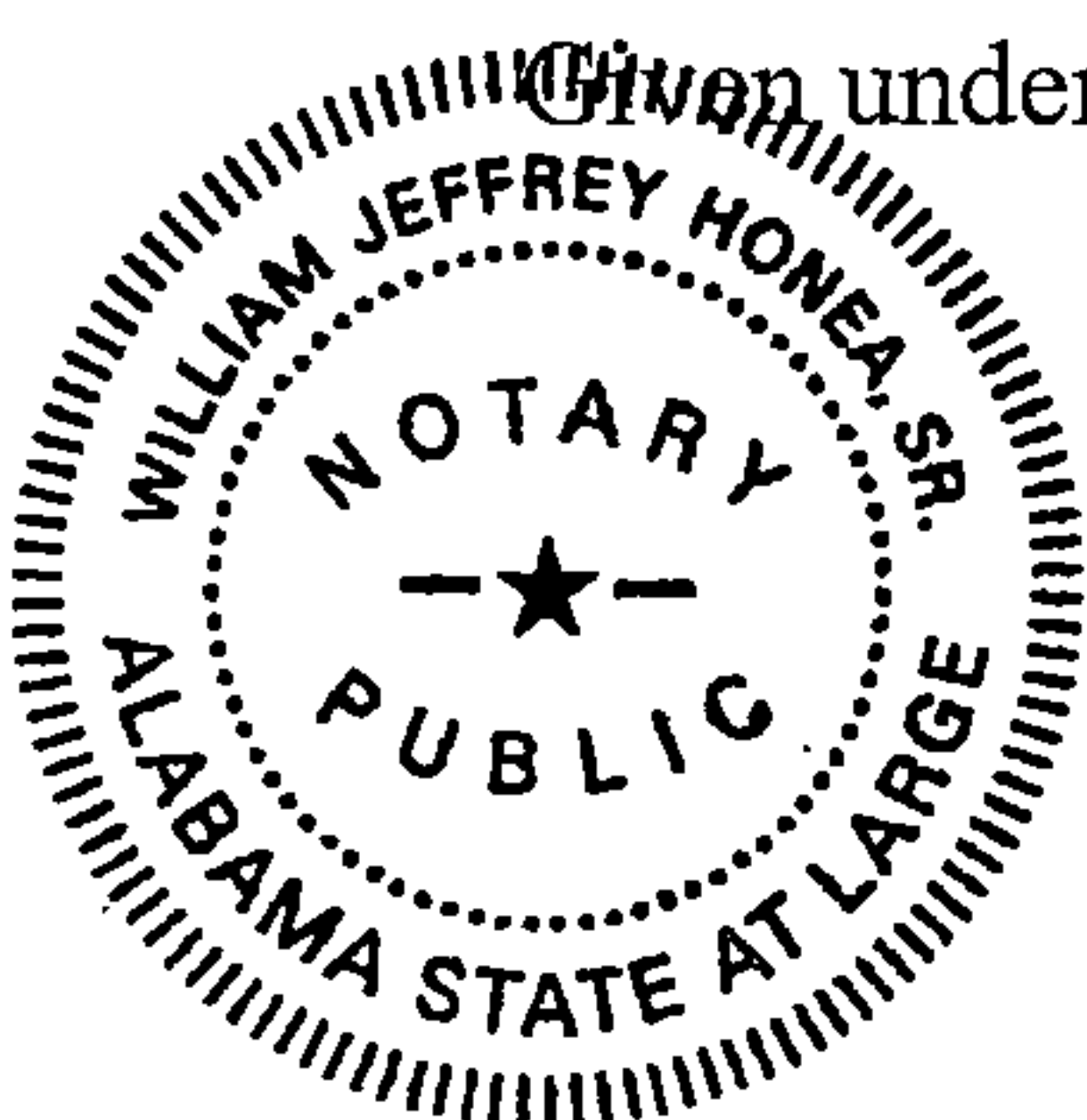
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 21st day of July, 2022.

Adrienne Perez Franklin
ADRIENNE PEREZ FRANKLIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that ADRIENNE PEREZ FRANKLIN, whose name is signed to the foregoing deed, 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 this the 21st day of July, 2022.



William Jeffrey Honea, Sr.
Notary Public

My Commission Expires: 8-30

Real Estate Sales Validation Form

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

Grantor's Name Adrienne Perez Franklin
Mailing Address _____

Grantee's Name Gary Michael Franklin
Mailing Address 40 Overhill Road
Montevallo, AL 35115

Property Address 40 Overhill Road
Montevallo, AL 35115

Date of Sale 7-11-22
Total Purchase Price \$ 60,000
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 Final Judgment

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 7/11/22

Print Gary Michael Franklin

☐ Unattested



20220726000291640 2/2 \$26.00
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Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1