

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
P. O. Box 587  
Columbiana, Alabama 35051

Send tax notice to:

Mr. Mark A. Reynolds, Sr.  
P. O. Box 44  
Vincent, Alabama 35178



20220831000340140 1/4 \$104.50  
Shelby Cnty Judge of Probate, AL  
08/31/2022 10:42:54 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, including compliance with the divorce agreement of the parties, the receipt whereof is hereby acknowledged, the said undersigned, **KIM W. REYNOLDS**, a married woman (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **MARK A. REYNOLDS, SR.** (herein referred to as Grantee), all her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL ONE:

A tract of land located in the NW 1/4 of the SE 1/4, Section 17, Township 19 South, Range 2 East, being more particularly described as follows:  
Commence at the Southeast corner of said 1/4-1/4 section and run South 89 deg. 54 min. West along the South line of said 1/4-1/4 section a distance of 422 feet to the point of beginning; thence run North 30 deg. 51 min. West a distance of 575.2 feet to a point; thence run in a Southwesterly direction a distance of 525 feet, more or less, to a point on the South line of said 1/4-1/4 section; said point being 450 feet West of the point of beginning; thence run in an Easterly direction along the South line of said 1/4-1/4 section a distance of 450 feet to the point of beginning.

Subject to:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record.

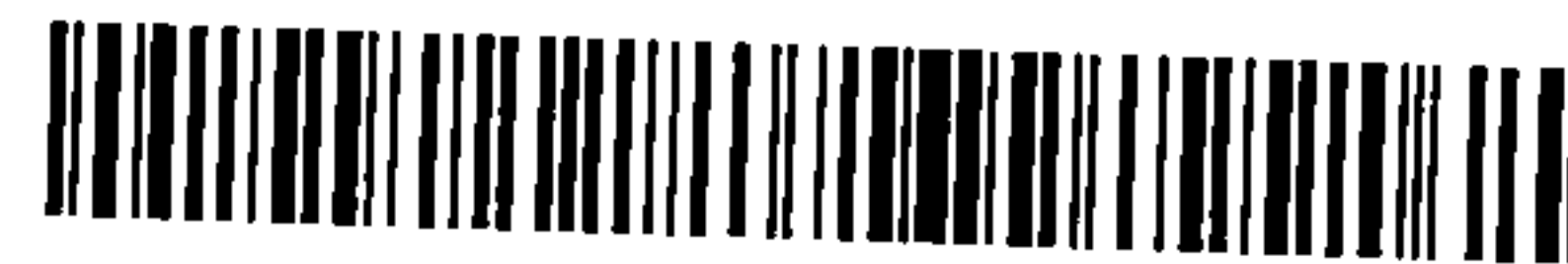
PARCEL TWO:

A part of the North 1/2 of the Southwest 1/4 of Section 23, Township 18 South, Range 2 East: Commence to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 18 South, Range 2 East; thence run Westerly a distance of 405.25 feet; thence continue along last described course a distance of 1169.77 feet to a point on top of a ridge line; thence turn an angle of 119 degrees 40 minutes 10 seconds right and run along the top of the ridge line a distance of 198.73 feet to a point; thence turn an angle of 12 degrees 53 minutes right and run along the top of the ridge line a distance of 46.60 feet to a point; thence turn an angle of 47 degrees 26 minutes 50 seconds right and run Easterly a distance of 612.33 feet to the point of beginning of the property being described; thence turn an angle of 90 degrees right and run a distance of 15.00 feet; thence turn an angle of 90 degrees left and run a distance of 30.85 feet; thence turn an angle of 90 degrees left and run a distance of 15.00 feet; thence turn an angle of 90 degrees left and run a distance of 30.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 2022 and subsequent years, easements, restrictions, rights



of way and permits of record.



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PARCEL THREE:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 00° 00' 00" W along the East line of said 1/4-1/4 a distance of 105.05' to the Point of Beginning; thence S 89° 36' 37" W a distance of 335.07' to a point on the centerline of Shelby County Highway #83; thence along said centerline with a curve turning to the left with an arc length of 71.75', with a radius of 3442.04', with a chord bearing of N 26° 29' 58" W, with a chord length of 71.75'; thence continue along said centerline N 27° 05' 48" W a distance of 148.43'; thence continue along said centerline with a curve turning to the left with an arc length of 100.80', with a radius of 3693.27', with a chord bearing of N 27° 52' 43" W, with a chord length of 100.80'; thence leaving said centerline N 65° 48' 48" E a distance of 527.74' to a point on the East line of said 1/4-1/4; thence S 00° 04' 12" W along the East line of said 1/4-1/4 a distance of 395.89'; thence S 00° 29' 22" E along the East line of said 1/4-1/4 a distance of 103.51' to the Point of Beginning.

Subject to:

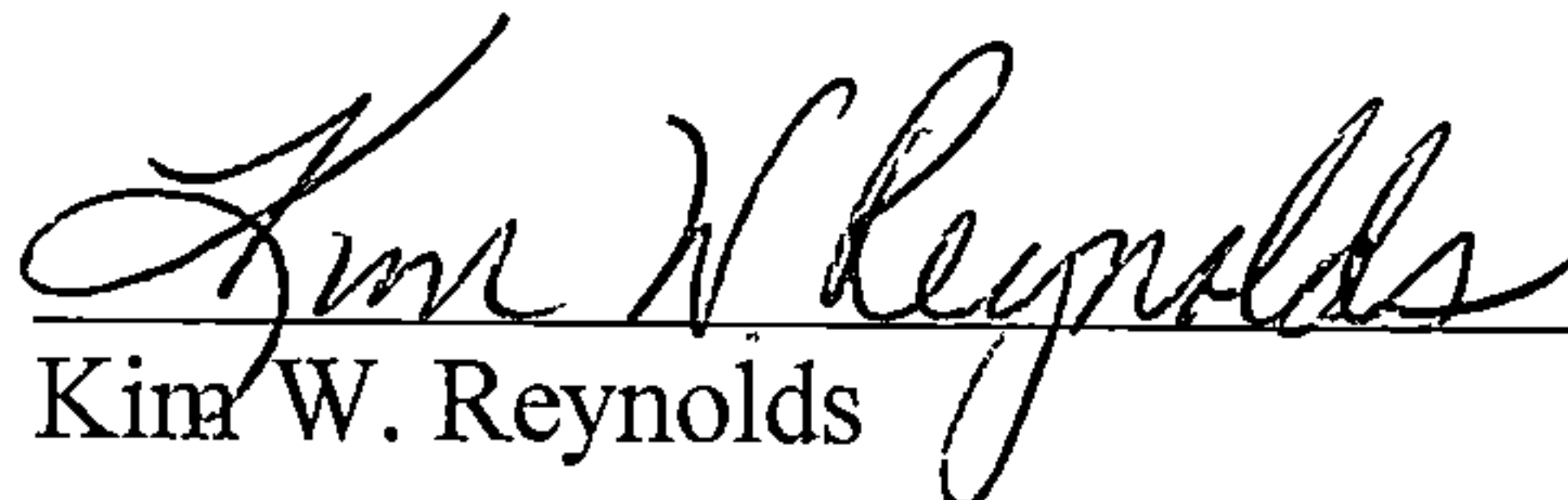
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

Mark A. Reynolds is one and the same person as Mark A. Reynolds, Sr., a/k/a Mark Reynolds.

The above described property does not constitute any part of the homestead of the Grantor or her spouse, being the Grantee herein.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18<sup>th</sup> day of May, 2022.

  
Kim W. Reynolds

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kim W. Reynolds, a married woman, 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 18<sup>th</sup> day of May, 2022.

Kimi M. Foster  
Notary Public  
My Commission Expires: 1-3-23



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## Real Estate Sales Validation Form

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

Grantor's Name Kim W. Reynolds  
Mailing Address P. O. Box 145  
Columbiana, Alabama 35051

Grantee's Name Mark A. Reynolds, Sr.  
Mailing Address P. O. Box 44  
Vincent, Alabama 35178

Property Address AC Reage

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 1/2 = 72,275

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 Property Tax Commissioner

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).

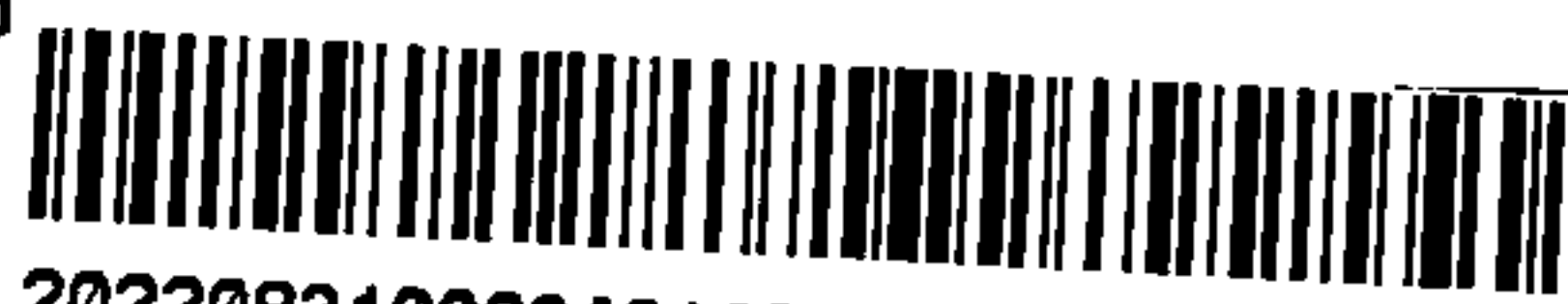
Date \_\_\_\_\_

Print Mark A. Reynolds SR.

Sign Mark A. Reynolds Sr.

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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eForms

Form RT-1